

61 Scott Lidgett Road, Longport, Stoke-On-Trent, Staffs, ST6 4NQ



Freehold Offers in excess of £115,000

Bob Gutteridge Estate Agents are delighted to bring to the market this smartly presented and up to date terraced home situated in this convenient Longport location which provides ease of access to local shops, schools and amenities as well as being well placed for access to the A500. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combination central heating and in brief the spacious accommodation comprises of bay fronted sitting room, lounge, modern fitted kitchen, ground floor bathroom and to the first floor two double bedrooms can be located. Externally to the front the property offers a driveway allowing for off road parking and to the rear an enclosed yard and garden can be found which offers a pleasant retreat to unwind. Viewing of This Home Is A Must !

BAY FRONTED SITTING ROOM 3.91m x 3.66m (12'10" x 12'0")

With Upvc double glazed bay window to front, Upvc double glazed frosted front access door with double glazed skylight above, original cornice to ceiling, decorative ceiling rose, pendant light fitting, stripped and treated floorboards, built-in bay seating area, built-in meter cupboards with shelving above, double panelled radiator, power points and a part-panelled part-frosted glazed door leads to:



INNER PASSAGE

With smoke alarm, stairs to first floor landing, oak effect flooring and a part-panelled part-glazed door leads to:

LOUNGE 3.94m x 3.68m (12'11" x 12'1")

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, double panelled radiator, oak effect laminate flooring, Virgin Media connection point (Subject to usual transfer regulations) and power points. Door leads to:



FITTED KITCHEN / BREAKFAST ROOM 4.01m x 1.88m (13'2" x 6'2")

With Upvc double glazed window to side, four lamp light fitting, a range of base and wall mounted white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built-in resin sink unit with chrome mixer tap above, built-in four-ring ceramic electric induction hob with oven beneath plus extractor hood above, ceramic splashback tiling, ceramic floor tiling, built-in breakfast bar, plumbing for automatic washing machine, power points and access to:



REAR LOBBY

With Upvc double glazed frosted side access door, ceramic tiled flooring, a bifold door reveals a built-in boiler cupboard housing a Main Eco Compact gas combination boiler providing domestic hot water and central heating system. Access to;

GROUND FLOOR BATHROOM 2.46m x 1.96m (8'1" x 6'5")

With Upvc double glazed frosted window to side, enclosed light fitting, extractor fan, modern chrome towel radiator, a white suite comprising low-level dual flush WC, vanity sink unit with chrome mixer tap above, panelled bath unit with chrome central mixer tap plus Mira Sport electric shower, ceramic half-wall tiling and ceramic tiled flooring.



FIRST FLOOR LANDING

With spotlight fitting, smoke alarm and doors to rooms including:



BEDROOM ONE (FRONT)

With Upvc double glazed window to front, pendant light fitting, coving, Virgin Media connection point, double panelled radiator and power points.



BEDROOM TWO (REAR) 3.99m x 3.66m (13'1" x 12'0")

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, double panelled radiator, power points and a built-in wardrobe providing ample domestic hanging space and storage space.



EXTERNALLY

FORE GARDEN

ENCLOSED REAR YARD

Bounded by garden brick walls with metal gate providing pedestrian access to the rear of the property, a flagged pathway leads to; an



REAR GARDEN

Bounded by concrete posts and timber fencing, with mature shrubs, a stone chipping patio area provides ample domestic patio and sitting space, lawn section plus shrubs to borders.



COUNCIL TAX

Band 'A' amount payable to City of Stoke On Trent Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

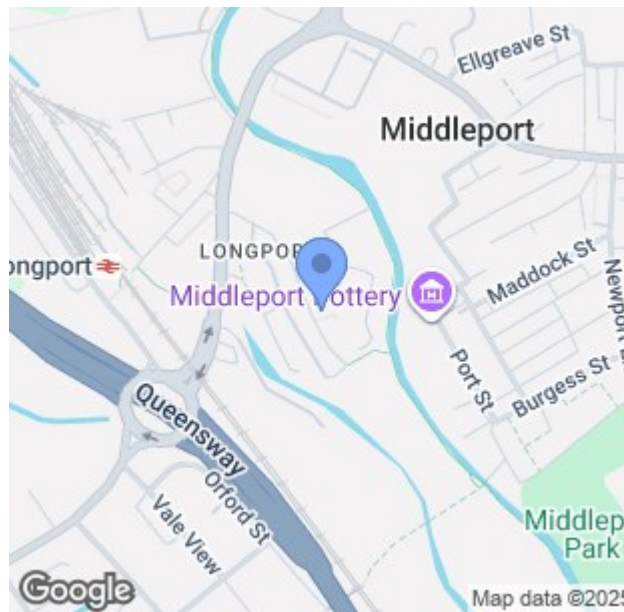
Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate, no details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

