

8 Colclough Lane, Goldenhill, Stoke-On-Trent, Staffs, ST6 5RL



Freehold £114,950

Bob Gutteridge Estate Agents are pleased to offer to the market this spacious mid town house situated in the convenient Goldenhill location which provides ease of access to local shops, schools and amenities as well as being well placed for access to the A527. This property is in need of general updating however is enhanced with Upvc double glazing and in brief the accommodation comprises of entrance lobby, lounge, fitted kitchen, ground floor shower room and to the first floor are three generous bedrooms. Externally the property offers gardens to front and rear. We can also confirm that this home is being sold with the added benefit of **NO VENDOR CHAIN !**

ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern, smoke alarm, pendant light fitting, four double coat hooks, stairs to first floor landing and door leading off to:



LOUNGE 3.86m x 3.81m (12'8" x 12'6")

With Upvc double glazed bow window to the front, coving to ceiling, pendant light fitting, two double wall light fittings, feature fireplace with built-in electric coal-effect fire, Virgin Media connection points (Subject to usual transfer regulations), power points and multi-glazed door providing access to:



FITTED KITCHEN 3.18m x 2.39m (10'5" x 7'10")

With Upvc double glazed window to the rear, LED strip light fitting, a range of base and wall-mounted textured storage cupboards offering ample domestic cupboard and drawer space, round edge work surface with built-in stainless steel sink unit with mixer tap above, plumbing for automatic washing machine, space for condenser dryer, space for fridge/freezer, tiled splashback, vinyl cushion flooring, power points, door to understairs store and door leading off to:



REAR LOBBY AREA

With Upvc double glazed rear access door, pendant light fitting and access to electricity fuses and meter etc..

INNER PASSAGE

With light fitting, wood panelling to walls, vinyl cushion flooring and door to:

GROUND FLOOR SHOWER ROOM 2.29m x 2.24m reducing to 1.24m (7'6" x 7'4" reducing to 4'1")

With Upvc double glazed frosted window to rear, Wood panelling to ceiling, five LED spotlight fittings, aqua boarding to walls, a white suite comprising low-level dual flush WC, pedestal sink unit, double shower enclosure with Triton T80 electric shower. Door to built-in airing cupboard housing the copper water cylinder.



FIRST FLOOR LANDING

With pendant light fitting, coving to ceiling and doors to rooms including:

BEDROOM ONE (FRONT) 3.25m x 3.18m to wardrobe frontage (10'8" x 10'5" to wardrobe frontage)

With Upvc double glazed window to front, coving to ceiling, pendant light fitting, beechwood-effect laminate flooring, power points and built-in wardrobes offering ample domestic hanging and storage space. Access leading off to:



WALK IN WARDROBE 1.96m x 1.98m reducing to 1.68m (6'5" x 6'6" reducing to 5'6")

With Upvc double glazed window to front, pendant light fitting and ample domestic shelving and storage space.



BEDROOM TWO 3.89m x 2.64m (12'9" x 8'8")

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, smoke alarm and power points.



BEDROOM THREE 2.79m x 2.64m (9'2" x 8'8")

With Upvc double glazed window to rear, pendant light fitting, coving and power points.



EXTERNALLY

FORE GARDEN

Bounded by concrete post and timber fencing, with timber gate providing pedestrian access to the front of the property. Paved pathways and chippings for ease of maintenance, with shrubs and plants to borders. Access leads alongside the property to:



REAR GARDEN

Bounded by concrete post and timber fencing, a paved patio and sitting area, tiered down to a lawn section, garden greenhouse and timber shed providing external storage space.



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

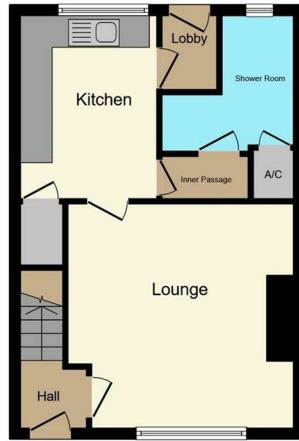
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

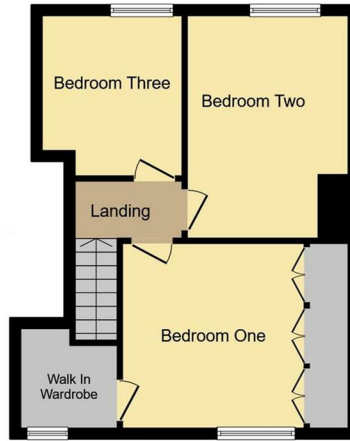
Main services of gas, electricity, water and drainage are connected.

VIEWING

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

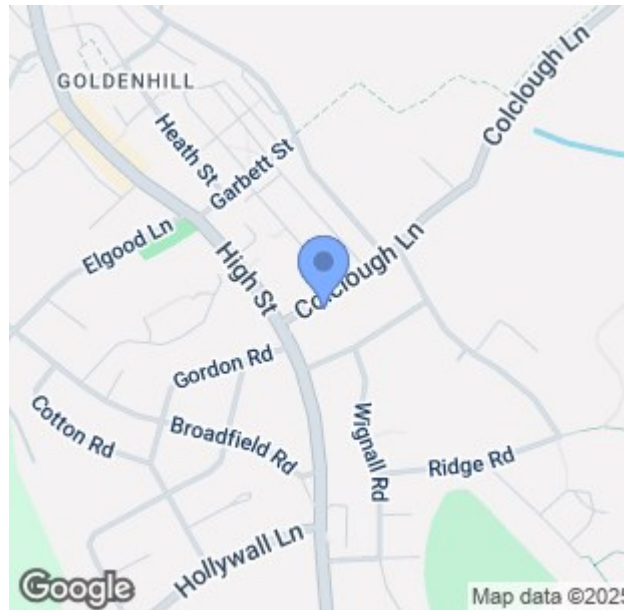


Ground Floor



First Floor

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



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

