

Hope Cottage Station Road, Halmer End, Stoke-On-Trent, ST7 8AR



Freehold £230,000

Bob Gutteridge Estate Agents are delighted to bring to the market "Hope Cottage", a desirable period semi detached home built in 1892. This desirable home is enhanced with Upvc double glazing along with gas combi central heating and in brief the versatile and extended accommodation comprises of entrance, through lounge, sitting room, fitted kitchen / diner, downstairs WC and to the first floor are three generous bedrooms along with a first floor bathroom. Externally this home is set on a desirable plot with a fore court to frontage and an enclosed rear garden plus off road parking and two garages. The location is a short distance from Audley where local shops, schools and amenities can all be located along with access to the A500 & M6. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN ! Viewing Highly Recommended !

**SITTING ROOM 3.30m x 3.38m with additional recesses for doors
(10'10" x 11'1" with additional recesses for doors)**

With timber front access door, Upvc double glazed window to front, pendant light fitting, single panelled radiator, built-in storage cupboard, power points and doors leading off to;



LOUNGE 5.23m x 3.23m (17'2" x 10'7")

With Upvc double glazed bay window to front, Upvc double glazed windows to side and rear aspects, two pendant light fittings, single panelled radiator, double panelled radiator, feature fireplace with wooden mantelpiece, stone insert plus gas fire, TV aerial connection point, phone line / ADSL connection point and power points.



FITTED KITCHEN 5.97m x 2.97m (19'7" x 9'9")

With Upvc double glazed window to front, Upvc double glazed frosted window to rear and timber glazed window to rear, eleven spotlight fittings, two under-cupboard LED light fittings, double panelled radiator, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, a round-edge worktop with built-in stainless steel sink unit with mixer tap above, AEG fitted oven with four ring ceramic electric hob above, built-in under-counter fridge, phone line connection point, built-in storage cupboard, tile-effect laminate flooring, space for automatic washing machine, space for condenser dryer, power points and door leading off to;



REAR LOBBY 1.73m x 2.24m (5'8" x 7'4")

With Upvc double glazed window to rear, pendant light fitting, digital thermostat, timber rear access door, power points, tile-effect laminate flooring, understairs storage cupboard providing ample domestic storage space, stairs to first floor landing and door leading off to;



GROUND FLOOR W/C 1.75m x 1.42m (5'9" x 4'8")

With Upvc double glazed frosted window to rear, spotlight fitting, a Main gas boiler providing the domestic hot water and central heating systems, gas/electricity meters, electricity consumer unit, low level WC, vanity sink unit, ceramic splashback tiling and tile-effect laminate flooring.



FIRST FLOOR LANDING

With Upvc double glazed window to rear, two pendant light fittings, mains smoke alarm, single panelled radiator, wall mounted Dimplex electric heater, airing cupboard housing the hot water cylinder and doors leading off to;

BEDROOM ONE 5.23m x 3.23m (17'2" x 10'7")

With Upvc double glazed windows to front, side and rear aspects, two pendant light fittings, two double panelled radiators, a range of fitted storage cupboards providing ample domestic storage space, loft access and power points.



BEDROOM TWO 3.84m maximum x 3.38m (12'7" maximum x 11'1")

With Upvc double glazed window to front, pendant light fitting, single panelled radiator, wood laminate flooring and power points.



BEDROOM THREE 3.61m maximum x 2.79m (11'10" maximum x 9'2")
With Upvc double glazed window to front, pendant light fitting, single panelled radiator, wood laminate flooring and power points.



FIRST FLOOR BATHROOM 2.29m x 2.69m maximum (7'6" x 8'10" maximum)

With Upvc double glazed frosted window to rear, four spotlight fittings, double panelled radiator, ceramic wall tiling, tile-effect laminate flooring, a four piece white suite comprising low level dual-flush WC, vanity sink unit, spa corner panelled bath unit with mixer tap above and corner glazed shower cubicle with Triton T80XR electric shower.



EXTERNALLY



FORE COURT

With stone flag paving, plum slate chipping, driveway providing parking for up to three vehicles and garages providing ample domestic storage space and parking for an additional two vehicles.



REAR GARDEN

With stone flag paving, stone chipping, external store and timber decking providing ample domestic patio and sitting space.



COUNCIL TAX

Band 'C' amount payable to Newcastle-under-Lyme Borough 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



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

