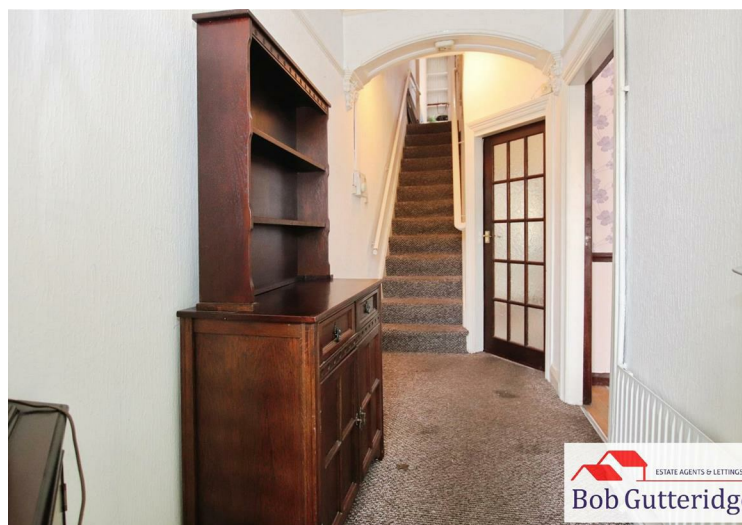


32 Scott Lidgett Road, Longport, Stoke-On-Trent, Staffs, ST6 4NH



Freehold £125,000

Bob Gutteridge Estate Agents are pleased to offer to the market this desirable sized end terraced home situated in this popular and convenient Longport location which provides good road links to the A500 as well as being near to local shops, schools and amenities. This property offers some Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, dining room, lounge, fitted kitchen and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers a fore court and enclosed rear yard. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN ! Viewing Advised !

STORM PORCH 1.52m x 1.40m (5'0" x 4'7")

With Upvc double glazed frosted front access door, Upvc double glazed windows to front, ceramic tiled flooring, built-in meter cupboard, pendant light fitting and door leading off to;

ENTRANCE LOBBY 1.52m x 3.81m (5'0" x 12'6")

With enclosed light fitting, coving to ceiling, single panelled radiator, decorative picture rail, electricity consumer unit, power points, Openreach connection point (subject to usual transfer regulations), alarm system, stairs to first floor and doors leading off to;



LOUNGE 3.58m maximum x 4.37m maximum (11'9" maximum x 14'4" maximum)

With Upvc double glazed window to front, timber glazed window to side, three-lamp fan light fitting, two wall lamps, single panelled radiator, feature brick-built hearth, decorative dado rail, wood laminate flooring and power points.



SITTING ROOM 4.47m maximum x 4.17m maximum (14'8" maximum x 13'8" maximum)

With Upvc double glazed window to rear, timber glazed window to side, three-lamp light fitting, double panelled radiator, feature ceramic tiled hearth with wood surround, decorative dado rail, coving to ceiling and door leading off to;



FITTED KITCHEN 4.06m maximum x 3.35m (13'4" maximum x 11'0")

With Upvc double glazed frosted rear access door, Upvc double glazed window to side, fluorescent tube light fitting, ceramic tiled flooring, ceramic wall tiling, Alpha CD18R gas boiler providing the domestic heating systems, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge worktop, built-in stainless steel sink unit with mixer tap above, space for fridge/freezer, space for automatic washing machine, space for automatic dishwasher, space for oven and hob, access to understairs storage cupboard and power points.



FIRST FLOOR LANDING 1.68m x 3.91m (5'6" x 12'10")

With pendant light fitting, power points and doors leading off to;



BEDROOM ONE (FRONT) 5.23m maximum x 3.76m (17'2" maximum x 12'4")

With Upvc double glazed bay window to front, four-lamp spotlight fitting, single panelled radiator, wood laminate flooring and power points.



BEDROOM TWO (REAR) 3.84m maximum x 3.45m maximum (12'7" maximum x 11'4" maximum)

With Upvc double glazed window to rear, single panelled radiator, three-lamp spotlight fitting, decorative picture rail and power points.



BEDROOM THREE (REAR) 3.40m x 2.11m (11'2" x 6'11")

With Upvc double glazed window to rear, two-lamp spotlight fitting, single panelled radiator, wood laminate flooring, decorative dado rail and power points.



FIRST FLOOR BATHROOM 2.39m x 1.80m (7'10" x 5'11")

With Upvc double glazed frosted window to side, enclosed light fitting, single panelled radiator, ceramic wall tiling, a white suite comprising low-level dual flush WC, vanity sink unit and panelled bath unit, access to built-in storage cupboard and loft access.



FRONT YARD

Bounded by garden brick wall with stone flag paving, stone chippings and access to rear via metal gate.



ENCLOSED REAR YARD

Bounded by concrete posts, timber posts and timber fencing, with stone flag paving and patio area providing ample domestic patio sitting space, timber-built garden shed and timber rear access gate.



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 or 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.

32, Scott Lidgett Road, Stoke-On-Trent, ST6 4NH, GB



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

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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



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