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ESTATE AGENTS & LETTINGS
Bob Gutteridge

25 Sandiacre Avenue, Brindley Village, Stoke-On-Trent, Stoke-on-Trent, ST6 5BX

Leasehold - Share of Freehold £110,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious ground floor apartment situated on this ever popular Brindley Village development which is well placed for access to local shops, schools and amenities. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, spacious open plan lounge/kitchen/diner, two bedrooms and a master bathroom. Externally the property offers allocated off road parking to the rear. This home would be deemed an ideal first time purchase or buy to let investment!

ENTRANCE HALL

With composite double glazed frosted front access door, pendant light fitting, battery/mains smoke alarm, BT telephone points (subject to usual transfer regulations), power points, panelled radiator, Drayton thermostat, door to built-in storage cupboard (providing ample domestic shelving space and storage space etc) and doors lead off to rooms including:

OPEN PLAN FITTED KITCHEN / LOUNGE DINER 6.58m x 3.20m reducing in kitchen area to 2.44m (21'7" x 10'5" reducing in kitchen area to 8'0")

With Upvc double glazed windows to front and rear aspects, two three-lamp light fittings, panelled radiator, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, square edge work surface with built-in four-ring electric Hotpoint hob unit with oven beneath plus extract hood above, plumbing for automatic washing machine, space for condenser dryer, built-in bowl and a half stainless steel sink unit with chrome mixer tap above; door to built-in boiler cupboard housing a Potterton combination boiler providing the domestic hot water and central heating systems, TV aerial connection points and BT telephone extension.

BEDROOM ONE 3.96m x 3.02m (13'0" x 9'11")

With Upvc double glazed windows to front and side aspects, pendant light fitting, panelled radiator, power points.

BEDROOM TWO 3.96m x 2.06m (13'0" x 6'9")

With Upvc double glazed window to side, pendant light fitting, panelled radiator and power points.

BATHROOM 1.83m x 1.78m (6'0" x 5'10")

With enclosed light fitting, extractor fan, a white suite comprising low level dual flush WC, pedestal sink unit with chrome mixer tap above, panel bath unit with mixer tap and shower attachment along with electric shower, splashback tiling, tile effect flooring, panelled radiator and electric shaver socket.

EXTERNALLY

FORE COURT

With a paved pathway leading to the front of the property along with shrubs and plants to borders.

ALLOCATED OFF ROAD PARKING

With a tarmac carpark providing allocated off road parking for a vehicle.

COUNCIL TAX

Band 'B' 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.

SERVICE CHARGE
Service Charge £87.00 per year

SHARE OF FREEHOLD
This property is a share of freehold and as such there is no ground payable.
The service charge relates to the running cost and part share of the annual buildings insurance policy.

51 Sandiacre Avenue, Stoke-on-Trent, ST6 5BX

Floor Plan

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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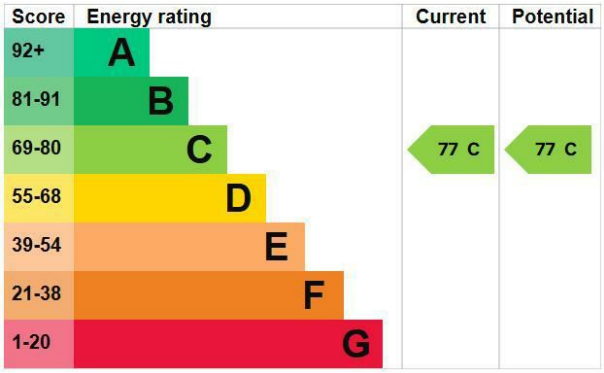

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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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