

## 72 Greenfield Road, Tunstall, Stoke-On-Trent, Staffs, ST6 5LX



**Freehold £149,950**



Bob Gutteridge Estate Agents are delighted to bring to the market this desirable end town house situated on an enviable corner plot which offers scope to extend (Subject to usual planning consents). This home is well placed for access to local shops, schools and amenities as well as offering good road links to the A527. As you would expect this property offers Upvc double glazing and gas combi central heating and in brief the accommodation comprises of entrance lobby, lounge, dining room, fitted kitchen, ground floor bathroom and to the first floor are three bedrooms along with a first floor en-suite WC. Externally the property offers gardens to front, side and rear along with off road parking. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

### ENTRANCE LOBBY

With Upvc double glazed frosted front access door with inset lead pattern and stained glass, pendant light fitting, stairs to first floor landing and door leads off to;



### LOUNGE 4.50m x 3.78m (14'9" x 12'5")

With Upvc double glazed bow window to front, artex to ceiling, coving, pendant light fitting, panelled radiator, TV aerial connection, Virgin Media connection point (subject to usual transfer regulation), two double wall light fittings, feature fireplace with inset coal effect gas fire, access to gas meter, power points and a multi-glazed door provides access off to;



**DINING ROOM 3.10m x 2.79m (10'2" x 9'2")**

With Upvc double glazed window to rear, pendant light fitting, coving to ceiling, panelled radiator, power points, a Worcester gas combination boiler provides the domestic hot water and central heating systems, door to store housing electricity consumer unit and doors to rooms including;



**FITTED KITCHEN 5.51m x 1.93m (18'1" x 6'4")**

With frosted Upvc double glazed window to front, Upvc double glazed windows to side, Upvc double glazed frosted rear access door, 2 x four lamp light fittings, artex to ceiling, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface, stainless steel sink unit with taps above, space for freestanding gas cooker, panelled radiator, power points and a door to a built in understairs store cupboard.



**GROUND FLOOR BATHROOM 2.82m x 1.55m (9'3" x 5'1")**

With Upvc double glazed frosted window to rear, light fitting, extractor fan, a four piece suite comprising of low level WC, pedestal sink unit, panel bath unit with mixer tap above plus electric shower, corner glazed shower cubicle with thermostatic direct flow shower, ceramic splashback tiling, vinyl cushion flooring and a panelled radiator.



**FIRST FLOOR LANDING**

With Upvc double glazed window to side, pendant light fitting and doors to rooms including;



**BEDROOM ONE (FRONT) 3.86m x 3.73m (12'8" x 12'3")**

With Upvc double glazed window to front, pendant light fitting, panelled radiator, power points and built in double wardrobes provide ample domestic hanging space and storage space. Door leads off to;





**EN-SUITE WC 0.99m x 0.81m (3'3" x 2'8")**

With Upvc double glazed frosted window to front, vinyl cushion flooring and a white suite comprising of low level WC and wall mounted sink unit with mixer tap above plus splashback tiling.



**BEDROOM TWO (REAR) 3.76m x 2.82m (12'4" x 9'3")**

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



**BEDROOM THREE (REAR) 2.84m x 1.83m (9'4" x 6'0")**

With Upvc double glazed window to rear, pendant light fitting, panelled radiator and power point.



**EXTERNALLY**



**FRONT GARDEN**

With garden block/stone walls to borders with mature hedges, a metal gate provides pedestrian access to the front of the property, lawn section with shrubs to borders, paved pathways and a metal gate provides access to;

**SIDE GARDEN**

Bounded by concrete post and timber fencing along with mature hedges, a paved area provides ample patio and sitting space and access via a metal gate to;





**REAR GARDEN**

With mature hedges to border, a timber shed provides external storage space, garden greenhouse, paved pathways, two lawn sections with a wealth of mature shrubs to borders, double metal gates provide vehicular access to the side of the property.



**OFF ROAD PARKING**

A brick paved driveway provides off road parking for two vehicles or so with mature shrubs and plants 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**

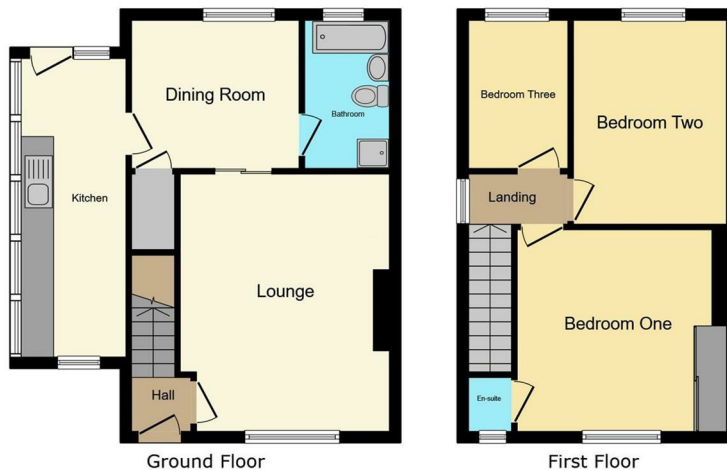
Main services of gas, electricity, water and drainage are connected.

## **VIEWING**

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



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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	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



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