

30, Keary Street, Stoke on Trent, ST4 4AT



Freehold £89,950

Bob Gutteridge Estate Agents are pleased to offer to the market this spacious fore courted mid-terraced home situated in the convenient Stoke location which provides ease of access to local shops and amenities as well as being well placed for access to the A500 and Stoke train station. As you would expect this home offers the modern day comforts of Upvc double glazing and gas combi central heating. In brief the accommodation comprises of lounge, separate sitting room, fitted kitchen, ground floor bathroom and to the first floor are two generous bedrooms. Externally the property offers a forecourt and enclosed rear yard. Viewing Advised !

SITTING ROOM 3.51m maximum x 3.40m (11'6" maximum x 11'2")

With Upvc double glazed front access door, Upvc double glazed window to front, pendant light fitting, single panelled radiator, wood effect laminate flooring, power points, built-in meter cupboards housing electricity consumer unit and gas/electric meters, ADSL / telephone connection point and door leading off to;



LOUNGE 3.51m maximum x 3.84m (11'6" maximum x 12'7")

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator, wood effect laminate flooring, power points, electric fire with tiled hearth insert, stairs to first floor landing and door leading off to;



FITTED KITCHEN 1.91m x 3.56m (6'3" x 11'8")

With Upvc double glazed window to side, fluorescent tube light fitting, wall-mounted electric heater, white ceramic splashback tiling, herringbone wood effect vinyl cushion flooring, a range of base and wall-mounted soft grey kitchen storage cupboards providing ample domestic kitchen cupboard and drawer space, round edge worktop with built-in plasticised sink unit with mixer tap above, Beko freestanding oven and four-ring hob, space for fridge and/or freezer, power points, and door leading off to;



REAR LOBBY

With Upvc double glazed frosted side access door, pendant light fitting, built-in former airing cupboard providing space for automatic washing machine/condenser dryer and ample domestic storage space, herringbone wood effect vinyl cushion flooring, and door leading off to;

GROUND FLOOR BATHROOM 2.44m x 1.78m (8'0" x 5'10")

With Upvc double glazed frosted window to side, pendant light fitting, loft access, single panelled radiator, herringbone wood effect vinyl cushion flooring, a white suite comprising low-level dual flush WC, vanity sink unit with mixer tap above, panelled bath unit with mixer tap above and separate hair attachment, extractor fan, and ceramic wall tiling.



BEDROOM ONE (REAR) 3.86m x 3.53m maximum (12'8" x 11'7" maximum)

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



BEDROOM TWO (FRONT) 3.53m x 3.38m (11'7" x 11'1")

With Upvc double glazed window to front, single panelled radiator, pendant light fitting, power points, access to storage cupboard, access to loft space, and feature fireplace.



EXTERNALLY

ENCLOSED REAR YARD

Bounded by garden brick wall, with timber rear access gate, external brick-built store and stone flag paving providing ample domestic patio and sitting space.



FORE COURT

Bounded by garden brick wall with stone flag paving.

COUNCIL TAX

Band 'A' amount payable to Stoke-on-Trent City 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

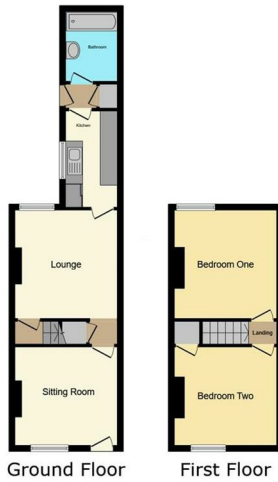
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

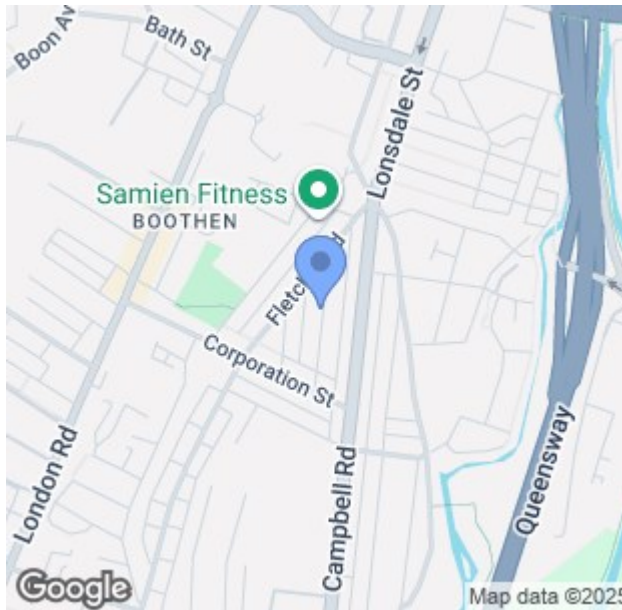
Main services of gas, electricity, water and drainage are connected.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	75 C
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

