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ESTATE AGENTS & LETTINGS
Bob Gutteridge

49 Lansdowne Road, Stoke-On-Trent, ST4 6EY







Freehold Offers in excess of £245,000

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented and recently modernised semi-detached home, situated within the ever-popular and convenient residential location of Hartshill, providing ease of access to the High Street, where local shops, schools, and amenities can all be found, whilst also offering excellent road links to the A500. Over recent years, the current vendor has undertaken a programme of modernisation, and as such, the property now benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating. Internally, the accommodation comprises, in brief, an entrance hall, home office, bay-fronted lounge, separate sitting/dining room, modern extended fitted kitchen, ground floor WC, and utility cupboard. To the first floor, the property offers three bedrooms together with a contemporary family bathroom. Externally, the frontage has been block paved to provide off-road parking for up to two vehicles, whilst to the rear there is an enclosed, low-maintenance landscaped garden.

Viewing of this beautifully presented home is highly recommended to fully appreciate the quality of accommodation on offer !

ENTRANCE HALL

With Upvc double glazed frosted front access door together with frosted double glazed panel to side, pendant light fitting, original Minton tiled flooring, modern double radiator, power points, stairs to first floor landing and oak doors leading off to rooms including:





UNDERSTAIRS STORE

Providing ample domestic shelving space and storage space together with original quarry tiled flooring.

HOME OFFICE 3.58m x 1.63m (11'9" x 5'4")

With Upvc double glazed window to front, tiled flooring in marble effect, spot lights to ceiling, radiator and power points.



BAY FRONTED LOUNGE 3.61m + bay x 3.28m (11'10" + bay x 10'9")
With Upvc double glazed bay window to front, pendant light fitting, herringbone design oak effect laminate flooring, acoustic panelling feature wall, modern double radiator, power points and access leading off to:





DINING ROOM 3.61m x 3.30m (11'10" x 10'10")
With Upvc double glazed double patio doors to rear, pendant light fitting, modern style radiator, wood panelling feature wall, herringbone design oak effect laminate flooring, TV aerial connection point and power points.







LUXURY FITTED KITCHEN 3.28m x 3.15m reducing to 2.54m (10'9" x 10'4" reducing to 8'4")

With Upvc double glazed windows to rear and side aspects, six LED spotlight fittings, pendant light fitting and a range of base and wall mounted modern storage cupboards providing ample domestic cupboard and drawer space, square edged marble effect work surface incorporating built in four ring gas hob unit with extractor hood above together with glazed splashback, built in stainless steel sink unit with chrome mixer tap above, modern grey oak effect laminate flooring, space and recessed area for American style fridge / freezer, integrated oven with integrated microwave above, aqua boarding to walls, power points and access leading off to:







REAR LOBBY

With Upvc double glazed frosted side access door, pendant light fitting, carbon monoxide detector, double panelled radiator, vinyl cushion flooring in herringbone design and access leading off to:

UTILITY CUPBOARD 1.24m x 0.79m (4'1" x 2'7")

With Upvc double glazed window to side, power points, plumbing for automatic washing machine and vinyl cushion flooring in herringbone design.

DOWNSTAIRS WC 1.27m x 0.76m (4'2" x 2'6")

With Upvc double glazed frosted window to side, an Ariston E-Combi Evo gas combination boiler providing the domestic hot water and central heating systems, built in dual flush WC and vinyl cushion flooring in herringbone design.

FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, smoke alarm, pendant light fitting, access to loft space and doors lead off to rooms including:



BEDROOM ONE (FRONT) 4.29m into bay x 3.30m (14'1" into bay x 10'10")

With Upvc double glazed bay window to front, LED light fitting, modern double radiator, TV aerial connection point, feature panelled wall and power points.





BEDROOM TWO (REAR) 3.61m x 3.28m (11'10" x 10'9")

With Upvc double glazed window to rear, LED light fitting, modern double radiator, power points and built in double wardrobes providing ample domestic hanging and storage space.





BEDROOM THREE (FRONT) 2.13m x 1.65m (7'0" x 5'5")

With Upvc double glazed window to front, pendant light fitting, feature wood panelling to wall, modern double radiator and power points.





FIRST FLOOR BATHROOM 2.59m x 1.60m (8'6" x 5'3")

With Upvc double glazed frosted window to rear, enclosed light fitting, extractor fan and a white suite comprising low level dual flush WC, vanity sink unit with monobloc chrome mixer tap above, panelled bath unit with glazed shower screen, monobloc thermostatic direct flow shower and monobloc chrome mixer tap. herringbone design vinyl cushion flooring, modern vertical chrome towel radiator, high gloss porcelain ceramic splashback tiling and door to built in airing cupboard providing ample domestic storage space.



EXTERNALLY

FORE GARDEN

Bounded by mature hedges to borders with a brick paved driveway providing off road parking for two vehicles and access leading alongside the property providing access to:

ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, two timber decked area provide patio and sitting space, Indian stone paved areas provide ease of maintenance along with addition seating space, artificial grassed area, external lighting and cold water supply.









COUNCIL TAX

Band 'C' 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.

49, Lansdowne Road, Stoke-On-Trent, ST4 6EY, GB

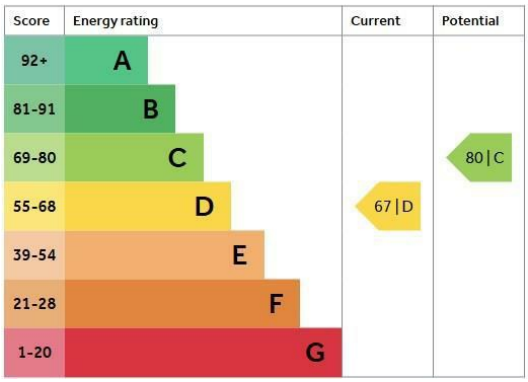


Ground Floor First Floor

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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