

119 Scotia Road, Burslem, Stoke-On-Trent, Staffs, ST6 4HR



Freehold Offers in excess of £79,950

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional Victorian terraced home, situated within the convenient residential location of Burslem, providing ease of access to a wide range of local amenities, including shops and schools, whilst also offering good road links throughout the City. Although the property would benefit from a programme of general cosmetic updating, it already benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating, providing an excellent opportunity for purchasers to create a home to their own specification. In brief, the accommodation comprises a sitting room, separate lounge, and fitted kitchen. To the first floor are two bedrooms, with the second bedroom benefiting from an en-suite bathroom. Externally, the property enjoys an enclosed rear yard.

The agents are also pleased to confirm that this property is offered to the market with the added benefit of No Vendor Upward Chain !

SITTING ROOM 3.40m x 3.33m (11'2" x 10'11")

With Upvc double glazed frosted front access door, Upvc double glazed window to the front, original cornice to the ceiling, pendant light fitting, built-in gas and electricity meter cupboards, BT and Virgin Media connection points (subject to usual transfer regulations), panelled radiator, power points, and access leading to:



LOUNGE 3.40m x 3.35m (11'2" x 11'0")

With Upvc double glazed window to the rear, pendant light fitting, panelled radiator, BT telephone extension, power points, recessed area beneath the staircase providing useful domestic storage space, staircase rising to the first floor landing, and access leading to:



FITTED KITCHEN 3.63m x 1.96m (11'11" x 6'5")

With Upvc double glazed window to the side, pendant light fitting, artex ceiling, heat detector, a range of base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space, round-edge work surface incorporating a built-in stainless steel sink unit with taps above, plumbing for an automatic washing machine, space for an under-counter fridge, electric cooker connection point, and an Ariston One condensing combination gas boiler providing the domestic hot water and central heating systems.



FIRST FLOOR LANDING

With pendant light fitting, battery-operated smoke alarm, and doors leading off to:

BEDROOM ONE (FRONT) 3.43m x 3.33m (11'3" x 10'11")

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



BEDROOM TWO (REAR) 3.40m x 3.40m (11'2" x 11'2")

With Upvc double glazed window to the rear, pendant light fitting, panelled radiator, power points, and door leading to a built-in wardrobe providing ample domestic hanging and storage space.



FIRST FLOOR BATHROOM 3.53m x 1.83m (11'7" x 6'0")

With Upvc double glazed frosted window to the rear, extractor fan, enclosed light fitting, a white suite comprising a low-level WC, pedestal wash hand basin, and panel bath, panelled radiator, ceramic splashback tiling, vinyl cushion flooring, and door to a built-in storage cupboard providing ample domestic shelving and storage space.



EXTERNALLY

ENCLOSED REAR YARD

With garden brick and block walls to the boundaries and a concreted area providing ease of maintenance.



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

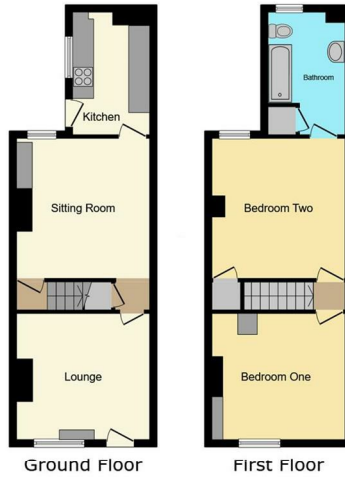
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

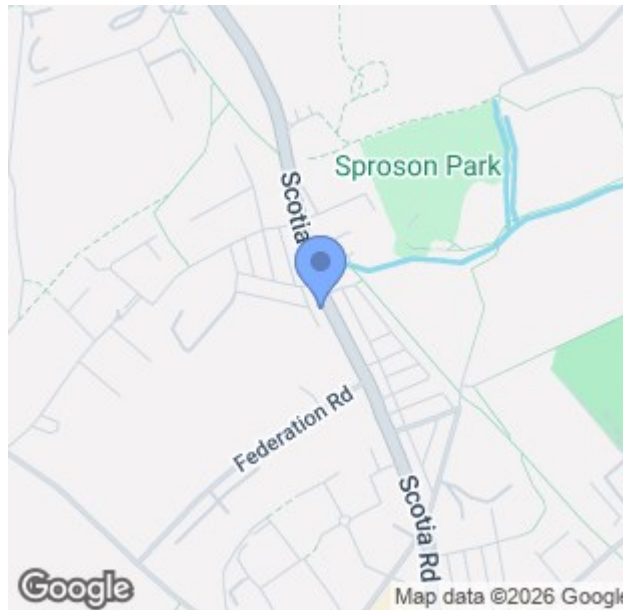
Main services of gas, electricity, water and drainage are connected.

VIEWING

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



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	69 C	80 C
55-68	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

