

3 Egerton Road, Hartshill, Stoke-On-Trent, Staffordshire, ST4 6AY



Freehold £229,950

Bob Gutteridge Estate Agents are delighted to bring to the market this attractive mid-townhouse, situated in this convenient Hartshill location, which provides ease of access to Newcastle town centre, whilst also offering good road links to the A500 & A34 . This charming and characterful home offers the modern-day comforts of majority Upvc double glazing (except for two timber stained glass windows), together with the added benefit of gas central heating. The property retains a variety of traditional features and character throughout, whilst offering a desirable and spacious living arrangement which in brief comprises entrance hall, spacious bay-fronted lounge, separate sitting room, dining room, fitted kitchen. To the first floor are three generous-sized bedrooms, including bedroom one with a walk-in wardrobe, together with a first-floor family bathroom. Externally, the property benefits from a forecourt and enclosed rear garden. This attractive period home combines traditional character with generous accommodation and a convenient location, making it an appealing proposition for families and those requiring easy access to both Newcastle town centre and other commuter links.

Viewing of this home is essential !

ENTRANCE HALLWAY 4.17m x 2.49m (13'8" x 8'2")

With Upvc double glazed frosted stained glass front door, pendant light fitting, double panelled radiator, built-in understairs storage cupboard housing the electricity meter and consumer unit and gas meter, tiled flooring, power points, stairs to first floor and doors leading off to;



LOUNGE 3.40m x 3.51m (11'2" x 11'6")

With Upvc double glazed bay window to front, five-lamp pendant light fitting, decorative picture rail, single panelled radiator, feature fireplace with coal-effect fire and timber surround, understairs storage cupboard providing ample domestic storage space and power points.



SITTING ROOM 5.33m x 3.53m (17'6" x 11'7")

With Upvc double glazed window to rear, three-lamp light fitting, cornice to ceiling, double panelled radiator, wood effect laminate flooring, feature period fireplace with tiled insert and timber surround, TV aerial connection point and power points.



DINING ROOM 3.68m x 3.30m (12'1" x 10'10")

With Upvc double glazed patio French doors to rear, pendant light fitting, cornice to ceiling, decorative picture rail, double panelled radiator, tiled flooring, power points and access off to;



FITTED KITCHEN 4.93m x 1.80m (16'2" x 5'11")

With Upvc double glazed windows to side, three three-lamp spotlight fittings, wall-mounted electric heater, a range of base and wall-mounted kitchen storage cupboards providing ample domestic cupboard and drawer space, round-edge worktop, built-in plasticized sink unit with mixer tap above, Rangemaster range oven with five-ring gas hob above and extractor hood, space for automatic washing machine and a boiler cupboard housing a Baxi gas combination boiler providing the domestic hot water and heating systems, tiled flooring, ceramic splashback tiling, telephone line connection point and power points.



LANDING 3.91m x 0.84m (12'10" x 2'9")

With three wall-mounted light fittings, smoke alarm and doors leading off to;



BEDROOM ONE (FRONT) 4.32m x 3.51m (14'2" x 11'6")

With Upvc double glazed sash windows to front, pendant light fitting, double panelled radiator, feature period fireplace with tiled hearth, decorative picture rail, power points and access off to;



WALK-IN WARDROBE 1.78m x 0.89m (5'10" x 2'11")

With timber stained glass window to front, pendant light fitting and ample domestic storage space.

BEDROOM TWO (REAR) 3.66m x 3.33m (12'12" x 10'11")

With Upvc double glazed window, pendant light fitting, loft access, single panelled radiator, laminate flooring and power points.



BEDROOM THREE (REAR) 4.70m x 2.13m (15'5" x 7'0")

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



FIRST FLOOR BATHROOM 3.68m x 1.63m (12'1" x 5'4")

With timber double glazed stained glass sash window to rear, four spotlight fittings, vertical chrome towel radiator, a white suite comprising low-level WC, panelled bath unit with mixer tap and thermostatic direct-flow shower unit above, feature dual-bowl vanity sink unit with mixer taps above, ceramic splashback tiling and wood-effect laminate flooring.



EXTERNALLY

FORECOURT

Bounded by garden brick walls, with concrete slab paving and stone chippings.



ENCLOSED REAR YARD

Bounded by garden brick walls with timber rear access gate, garden block paving and patio area providing ample domestic patio and sitting space, raised border bedding and mature border hedging.



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 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

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ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

