

35 Booth Street, Audley, Stoke-On-Trent, ST7 8EP



Freehold £125,000

Bob Gutteridge Estate Agents are pleased to bring to the market this traditional Victorian terraced home, situated in the popular village of Audley. The property provides ease of access to local shops, schools and amenities, whilst also offering good road links to both the A34 and A500. The property does require some updating and modernisation, offering purchasers an excellent opportunity to create a home to their own individual tastes and requirements. The property is enhanced with Upvc double glazing, together with gas combination central heating, and in brief the accommodation comprises a front sitting room, separate rear lounge, fitted kitchen and ground floor bathroom. To the first floor are three bedrooms. Externally, the property offers an enclosed rear garden, providing a private outdoor space.

This traditional Victorian home offers well-proportioned accommodation, including two separate reception rooms, together with excellent potential for purchasers looking for a property they can improve and make their own.

We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN!

SITTING ROOM 3.68m x 3.45m (12'1" x 11'4")

With Upvc double-glazed frosted front access door with inset lead pattern and stained glass, frosted double-glazed skylight above, Upvc double-glazed window to front, coving to ceiling, decorative ceiling rose, pendant light fitting, panelled radiator, decorative dado rail, power points, built-in electricity meter cupboard with fuses, and door leads off to:



UNDERSTAIRS STORE

With button light fitting and ample domestic shelving and storage space.

LOUNGE 3.71m x 3.68m (12'2" x 12'1")

With Upvc double-glazed window to rear, coving to ceiling, pendant light fitting, feature fire surround with gas fire, double panelled radiator, power points, stairs to first floor landing, and door provides access to:



REAR LOBBY

With part-panelled, part-glazed side access door, panelled door leading off to entrance, ceramic wall tiling, tile-effect laminate flooring, and door leads off to:

FITTED KITCHEN 2.64m x 2.06m (8'8" x 6'9")

With Upvc double-glazed window to side, fluorescent tube light fitting, a Baxi gas combination boiler providing domestic hot water and central heating systems, base-mounted storage cupboard providing ample domestic cupboard and drawer space, marble-effect granite work surface with built-in stainless steel sink unit with taps above, ceramic splashback tiling, space for freestanding gas cooker, space for fridge/freezer, plumbing for automatic washing machine, tile-effect laminate flooring, power points, and doorway provides access to:



REAR LOBBY

With Upvc double-glazed frosted window to side, tile-effect laminate flooring, and sliding door provides access off to:

GROUND FLOOR BATHROOM 2.11m x 1.68m (6'11" x 5'6")

With Upvc double-glazed frosted window to side, ornate coving to ceiling, batten light fitting, ceramic half-wall tiling with decorative border tile, and a white suite comprising low-level WC, pedestal sink unit, and panelled bath unit with chrome mixer tap and separate shower attachment.



FIRST FLOOR LANDING

With pendant light fitting, smoke alarm, power point, door to built-in storage cupboard providing ample domestic shelving and storage space, and doors lead off to rooms including:



BEDROOM ONE (REAR) 3.73m x 3.68m (12'3" x 12'1")

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



BEDROOM TWO (FRONT) 3.48m x 2.74m (11'5" x 9'0")

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



BEDROOM THREE (FRONT) 3.48m reducing to 2.51m x 2.01m (11'5" reducing to 8'3" x 6'7")

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



EXTERNALLY

REAR GARDEN

Bounded by garden brick walls, along with concrete posts and timber fencing. Paved area provides patio and sitting space, with paved pathways and shrubs and plants to borders.



COUNCIL TAX

Band 'A' amount payable to Newcastle-under-Lyme Borough 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.



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

Bob Gutteridge
ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 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

