

4 Ryder Road, Meir, Stoke-On-Trent, Staffs, ST3 7AU



Freehold £125,000

Bob Gutteridge Estate Agents are pleased to welcome to the market this traditional semi-detached home, offered for sale in need of updating and modernisation. The property is enhanced by modern-day comforts including Upvc double glazing and gas combination central heating. In brief, the accommodation comprises entrance lobby, lounge, fitted kitchen/dining room and downstairs WC. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from gardens to both front and rear aspects, together with off-road parking. We can also confirm that this home is being sold with the additional benefit of No Vendor Upward Chain !

ENTRANCE LOBBY

With Upvc double glazed frosted front access door, pendant light fitting, smoke alarm, double panelled radiator and stairs leading to the first floor landing. A door provides access to;

LOUNGE 4.11m x 3.91m (13'6" x 12'10")

Featuring a Upvc double glazed bow window to the front with inset lead pattern, pendant light fitting, decorative dado rail, oak-effect laminate flooring, two wall light fittings, a feature fire surround with marble hearth and inset, Virgin Media connection point (Subject to usual transfer regulations), TV aerial socket, power points and a door to;



UNDERSTAIRS STORE

With Upvc double glazed frosted window to the side, gas meter and ample domestic storage space.

FITTED KITCHEN / DINING ROOM 3.89m x 2.79m (12'9" x 9'2")

With Upvc double glazed window to the rear, pendant light fitting, panelled radiator, a range of base and wall mounted walnut-effect storage cupboards providing ample domestic cupboard and drawer space, roll-edge work surfaces with a built-in stainless steel sink unit with chrome mixer tap, built-in four-ring gas hob unit with oven beneath plus extractor hood above, ceramic splashback tiling, plumbing for an automatic washing machine, vinyl cushioned flooring, power points and built-in electricity meter and consumer unit cupboard. Door to;



REAR LOBBY AREA

With Upvc double glazed frosted side access door with inset Georgian pattern and door to;

DOWNSTAIRS WC 1.68m x 0.89m (5'6" x 2'11")

With Upvc double glazed frosted window to the rear, pendant light fitting, low level WC, tile-effect laminate flooring and ceramic half wall tiling.

FIRST FLOOR LANDING

With Upvc double glazed window to the side, access to loft space, smoke alarm, pendant light fitting, power point and doors providing access to;

BEDROOM ONE (REAR) 3.78m x 2.74m (12'5" x 9'0")

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



BEDROOM TWO 3.23m x 2.69m reducing to 2.16m (10'7" x 8'10" reducing to 7'1")

With Upvc double glazed window to the front with lead pattern, pendant light fitting, panelled radiator and power point.



BEDROOM THREE 2.67m reducing to 2.13m x 2.06m reducing to 1.50m (8'9" reducing to 7'0" x 6'9" reducing to 4'11")

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



FIRST FLOOR BATHROOM 2.79m x 2.11m (9'2" x 6'11")

With Upvc double glazed frosted window to the rear, enclosed light fitting, a white suite comprising of low level dual flush WC, pedestal wash hand basin, panelled bath unit with shower over, ceramic wall tiling, vinyl cushioned flooring and a Glow-worm gas combination boiler providing the domestic hot water and central heating systems.



EXTERNALLY

FORE GARDEN

Bounded by garden block walls with low metal railings along with concrete posts and timber fencing, double metal gates provide vehicular access to a driveway offering off-road parking, lawned section and side access leading to;

REAR GARDEN

Bounded by concrete posts and timber fencing, with an expansive paved area providing patio and seating space, designed for ease of maintenance and complemented by mature shrubs.



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

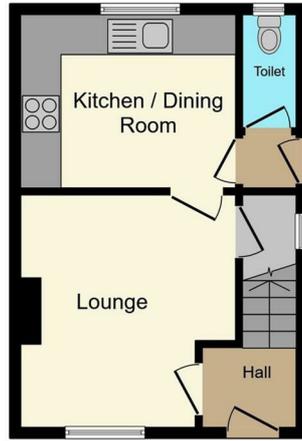
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.

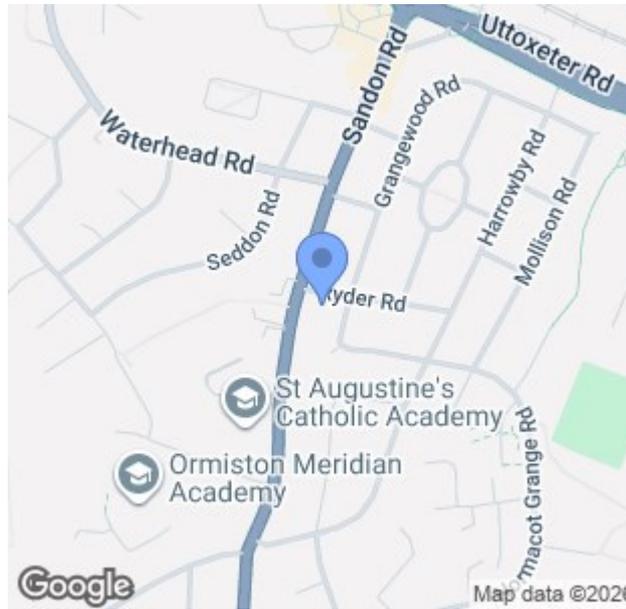


Ground Floor



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 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

