Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

60 Petersfield Road

Stoke-On-Trent, ST6 6SS

Offers Over £80,000

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60 Petersfield Road

Stoke-On-Trent, ST6 6SS

** NO UPWARD CHAIN**

** NON STANDARD CONSTRUCTION **

Nestled on the desirable Petersfield Road in Stoke-On-Trent, this charming two bedroom mid-terrace house offers a perfect blend of comfort and convenience.

The property offers a spacious living room, with a dining kitchen off providing ample units and space for a table and chairs.

To the first floor are two good sized bedrooms and bathroom offering a white modern suite.

One of the standout features of this property is the private rear garden, a delightful outdoor space with views over the open countryside.

This property is situated in a sought after area, making it a fantastic opportunity for both first-time buyers and investors alike. With its combination of space, location, and potential, this mid-terrace house is not to be missed.

Directions

From our Leek office take the A53 out of the town heading towards Stoke-on-Trent. Continue along this road until reaching Endon and take a right hand turn into Clay Lake. Follow this road road and at the traffic lights continue straight ahead until reaching the second set and turn right onto Chell Heath Road. Continue along for a short distance, turning left into Fegg Hayes Road. Follow this road, continuing straight over at the junction into Petersfield Road, where number 60 can be found on the right hand side identifiable by our For Sale board.

Situation

The property is situated close to local schools and amenities, ideal for commuting being close to the Motorway Network, Staffordshire and Stoke-on-Trent borders.

Entrance Hall

Upvc double glazed external door to the front aspect, radiator, staircase off.

Living Room

13'10" x 12'6" (4.23 x 3.82)

Upvc double glazed window to the front aspect, radiator, fireplace incorporating gas fire.

Dining Kitchen
12'5" x 10'0" (3.80 x 3.05)
Range of base cupboards with matching wall cupboards, work surface with inset sink unit, built in electric oven with four ring gas hob and extractor over, Upvc double glazed door and window to rear aspect, wall mounted panel radiator, laminate floor.

Pantry off with fixed shelving and coat hooks.

Understairs store off with power and laminate floor.

First Floor Landing
Having loft access, built in airing cupboard housing Baxi gas fired central heating boiler.

Bedroom One
15'10" x 9'3" (4.85 x 2.82)
Upvc double glazed window to front aspect, radiator, built in wardrobe.

Bathroom
7'8" x 5'5" (2.35 x 1.66)
White suite comprising panelled bath with mixer taps, pedestal wash hand basin, low level wc, radiator, fully tiled walls, Upvc double glazed frosted window to the rear aspect, cushioned floor.

Bedroom Two
12'5" x 9'6" (3.81 x 2.91)
Upvc double glazed window to the rear aspect with views over the surrounding countryside, radiator, built in wardrobe.

Outside
The property is approached via a flagged path with adjoining lawned gardens.

Rear Gardens
To the rear elevation is a decking area with courtesy lighting, steps down to further gravelled gardens with gated access to the rear.
Two garden stores.
Note: this area can be utilised as parking if so desired.

Services
The property is connected to all mains services.

Viewings
By prior arrangement through Graham Watkins & Co.

Please Note
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Tenure and Possession
The property is held freehold and vacant possession will be given upon completion.

Local Authority
The local authority is Staffordshire Moorlands District Council

Wayleaves & Easements
The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

Measurments
All measurements given are approximate and are 'maximum' measurements.

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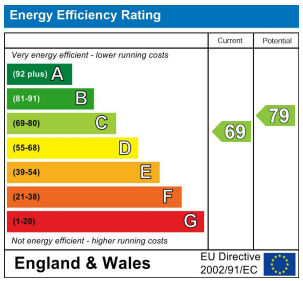
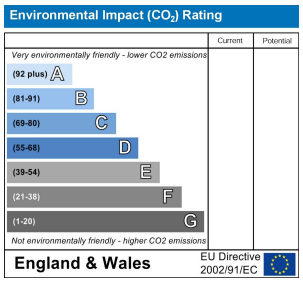
Floor Plan

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Area Map

Energy Efficiency Graph





Viewing

Please contact our Graham Watkins & Co Office on 01538 373308
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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