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ESTATE AGENTS & LETTINGS
Bob Gutteridge

24 Westport Road, Burslem, Stoke-On-Trent, Staffs, ST6 4AW







Leasehold Offers in excess of £159,950

Bob Gutteridge Estate Agents are delighted to bring to the market this modern semi-detached home, situated in this convenient Burslem town centre location. The property provides ease of access to local shops, schools and amenities, whilst also offering good road links throughout the city. As you would expect, this modern home offers the comforts of Upvc double glazing, together with gas combination central heating, and in brief the accommodation comprises entrance hall, downstairs WC, modern fitted kitchen and full width spacious lounge. To the first floor are three generous-sized bedrooms, along with a first-floor family bathroom. Externally, the property offers easy-to-maintain gardens to both the front and rear, together with access to a communal parking area which provides an allocated parking space for one vehicle, plus visitor parking.

This delightful modern home is considered an ideal purchase for first-time buyers or those looking to move up or down the property ladder. Viewing Is Considered Essential !

ENTRANCE HALL

With composite double-glazed frosted front access door, pendant light fitting, battery/mains smoke alarm, panelled radiator, power points, stairs to first floor landing, and door provides access off to:



DOWNSTAIRS WC 1.68m x 0.91m (5'6" x 3'0")

With Upvc double-glazed frosted window to front, pendant light fitting, a white suite comprising low-level dual-flush WC, pedestal sink unit with chrome mixer tap above, ceramic splashback tiling, panelled radiator, and vinyl cushion flooring.



FITTED KITCHEN 3.45m x 2.21m (11'4" x 7'3")

With Upvc double-glazed window to front, two three-lamp light fittings, built-in boiler cupboard housing an Ideal Icos boiler providing the domestic hot water and central heating systems, a range of base and wall-mounted storage cupboards providing ample domestic cupboard and storage space, round-edge work surface with built-in bowl-and-a-half stainless steel sink unit with chrome mixer tap above, plumbing for automatic washing machine, space for freestanding electric cooker, space for fridge/freezer, vinyl cushion flooring, ceramic wall tiling, and power points.





FULL WIDTH LOUNGE 4.37m x 3.20m (14'4" x 10'6")

With Upvc double-glazed patio doors to rear with double-glazed units to side, pendant light fitting, two double panelled radiators, BT connection point subject to usual transfer regulations, TV aerial connection point, door to understairs storage cupboard providing ample domestic shelving and storage space, and power points.







FIRST FLOOR LANDING

With battery/mains smoke alarm, pendant light fitting, access to loft space, panelled radiator, built-in storage cupboard providing ample domestic shelving and storage space, and access leads off to:

BEDROOM ONE (FRONT) 3.66m x 2.31m (12'0" x 7'7")
With Upvc double-glazed window to front, pendant light fitting, panelled radiator, TV aerial socket, and power points.





BEDROOM TWO (REAR) 3.00m x 2.34m (9'10" x 7'8")
With Upvc double-glazed window to rear, pendant light fitting, panelled radiator, satellite connection point, and power points.





BEDROOM THREE (REAR) 2.03m x 1.96m (6'8" x 6'5")
With Upvc double-glazed window to rear, pendant light fitting, panelled radiator, BT telephone connect point, and power points.



FIRST FLOOR BATHROOM 1.93m x 1.68m (6'4" x 5'6")

With Upvc double-glazed frosted window to front, pendant light fitting, extractor fan, a white suite comprising low-level dual-flush WC, pedestal sink unit with chrome mixer tap above, panelled bath unit with chrome mixer tap along with thermostatic direct-flow shower, ceramic splashback tiling, panelled radiator, electric shaver socket, and vinyl cushion flooring.



EXTERNALLY

FORE GARDEN

Bounded by metal works along with established hedges to borders, a paved pathway provides access to the front of the property and access leads off to;

ENCLOSED REAR GARDEN

Bounded by concrete/timber posts and timber fencing, with a timber gate providing pedestrian access to the rear of the garden. A stone-paved area provides ease of maintenance, along with ample patio and sitting space, paved pathways with plum slate chippings leading up to a timber-decked area providing further patio and sitting space, and garden timber shed providing ample domestic external storage space.









ALLOCATED OFF ROAD PARKING

With access granted to the rear of the property to a communal tarmac car park which provides allocated off road parking for a vehicle along with visitor spaces.





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 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

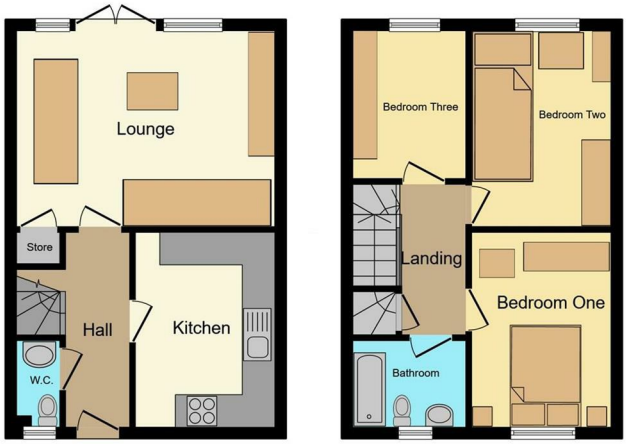
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

LEASEHOLD INFORMATION

The property is a leasehold and the leasehold details are as follows;

Ground Rent is £180.00 Per Annum
Service Charge is £???? Per Annum
Initial Lease Term - 250 Years
Term Remaining - 229 Years

Westport Road, Stoke-On-Trent

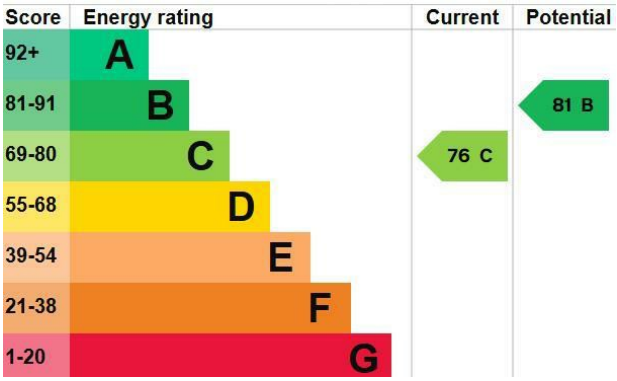


Ground Floor First Floor

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

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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

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