

13 Grove Bank Road, Trent Vale, Stoke-On-Trent, Staffs, ST4 6LH



Freehold £169,950

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional semi detached home situated in this popular and convenient Trent Vale location which provides ease of access to the North Staffs NHS Hospital as well as being well placed for access to shops, schools and amenities. This property offers majority Upvc double glazing along with gas central heating and in brief the accommodation comprises of storm porch, entrance lobby, bay fronted lounge, dining room, fitted kitchen and to the first floor are three generous bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear along with off road parking and a detached sectional garage. We can also confirm that this home is being sold with the added benefit of **NO VENDOR CHAIN !**

STORM PORCH

With part panel part frosted glazed front access door with inset lead pattern, frosted glazed panels to the sides, ceramic tiled flooring, enclosed light fitting and a part panel part glazed door leads off to;

ENTRANCE LOBBY

With pendant light fitting, double panelled radiator, wall-mounted thermostat, stairs to the first-floor landing and door leading off to:



BAY FRONTED LOUNGE 4.62m into bay x 4.32m (15'2" into bay x 14'2")

With double glazed bay window to the front with inset lead pattern, smoke alarm, pendant light fitting, double panelled radiator, brick feature fireplace, power points, Virgin Media connection point (subject to usual transfer regulations) access off to dining room and door to;



UNDERSTAIRS STORE

With frosted glazed window to side with inset lead pattern, a Baxi Solo boiler providing the domestic hot water and central heating systems, gas meter and quarry-tiled flooring.

DINING ROOM 2.84m x 2.72m (9'4" x 8'11")

With aluminium double glazed sliding patio door to the rear with inset lead pattern, pendant light fitting, panelled radiator, oak effect laminate flooring, power points and door leading off to:



FITTED KITCHEN 2.87m x 2.49m (9'5" x 8'2")

with Upvc double glazed frosted side access door with double glazed skylight above. Upvc double glazed window to the rear, electricity consumer unit plus meter, a range of base and wall-mounted beechwood effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built-in plasticised sink unit with chrome mixer tap above, space for free-standing electric cooker with extractor hood above, plumbing for automatic washing machine, main water stop tap, ceramic tiled flooring, fully tiled walls in high-gloss ceramics with decorative border tile, double panelled radiator and power points.



FIRST FLOOR LANDING

With glazed sash window to the side, access to loft space, pendant light fitting, smoke alarm, wall-mounted time clock and programmer, door to built-in airing cupboard housing a lagged copper hot water cylinder. Doors lead off to rooms including:



BEDROOM ONE (FRONT) 3.30m x 3.12m (10'10" x 10'3")

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



BEDROOM TWO (REAR) 3.12m x 2.87m (10'3" x 9'5")

With Upvc double glazed window to the rear, pendant light fitting, panelled radiator, Virgin Media connection point (subject to usual transfer regulations) and power points.



BEDROOM THREE 2.87m x 2.13m (9'5" x 7'0")

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



FIRST FLOOR BATHROOM 2.11m reducing to 1.42m x 1.93m (6'11" reducing to 4'8" x 6'4")

With Upvc double glazed frosted window to the front, coving to ceiling, three-lamp light fitting, a coloured suite comprising low-level WC, pedestal sink unit, panel bath unit with Gainsborough electric shower above, fully tiled walls in high-gloss ceramics, panelled radiator and vinyl cushion flooring.



EXTERNALLY

FORE GARDEN

Bounded by garden brick/block walls with mature hedges to the borders. A flagged frontage provides an off road parking space, plum slate chippings provides ease of maintenance. A shared flagged driveway runs alongside the property providing access to:



REAR GARDEN

Bounded by concrete posts and timber fencing along with mature hedges to the borders. A flagged area provides patio and sitting space, artificial grassed area, stone chippings and a wealth of mature shrubs and plants to the borders.



DETACHED SECTIONAL GARAGE

With up-and-over door, side access door, glazed window to side and ample domestic external storage space.

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		83 B
69-80	C	69 C	
55-68	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

