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ESTATE AGENTS & LETTINGS
Bob Gutteridge

55 Chester Road, Audley, Stoke-On-Trent, ST7 8JD







Freehold £129,950

Bob Gutteridge Estate Agents are pleased to offer to the market this desirable and spacious traditional four-courted terraced home, situated in this popular and orderly location. The property provides ease of access to local shops, schools and amenities, whilst also offering good road links to both the A34 and M6. As you would expect, this traditional home benefits from the modern-day comforts of Upvc double glazing, together with gas central heating. In brief, the accommodation comprises entrance lobby, lounge, separate sitting room, fitted kitchen and ground-floor WC/utility room. To the first floor are two well-proportioned bedrooms, along with a first-floor shower room. Externally, the property offers a four-courted frontage, together with an enclosed rear garden.

Offering spacious accommodation and a convenient location, this traditional terraced home presents an appealing opportunity for a variety of purchasers.

We are also pleased to confirm that this home is being sold with the added advantage of NO VENDOR UPWARD CHAIN!

ENTRANCE LOBBY 1.09m x 1.09m (3'7" x 3'7")

With Upvc double glazed frosted front access door with inset lead-effect, coving to ceiling, and frosted glass doors lead off to;



LOUNGE 3.91m x 3.73m (12'10" x 12'3")

With Upvc double-glazed bay window to front, three-lamp light fitting, coving to ceiling, double panelled radiator, feature stone-effect hearth with fitted fire, built-in meter box housing electricity and gas meters, electricity consumer unit and door leading off to;



SITTING ROOM 3.89m x 4.80m (12'9" x 15'9")

With Upvc double-glazed patio French doors to rear, five-lamp light fitting, coving to ceiling, two wall-mounted light fittings, double panelled radiator, TV aerial connection point, power points, stairs to first floor and door leading off to;







FITTED KITCHEN 2.95m x 2.49m maximum (9'8" x 8'2" maximum)

With Upvc double-glazed window to side, tube light fitting, a range of base and wall-mounted kitchen storage cupboards providing ample domestic cupboard and drawer space, round-edge worktop, built-in stainless steel sink unit with taps above, freestanding dual-compartment oven with four-ring gas hob above, power points, ceramic wall tiling and door leading off to;





REAR LOBBY 1.78m x 1.07m (5'10" x 3'6")
With Upvc double-glazed frosted side access door, pendant light fitting, ceramic wall tiling, power points, space for fridge/freezer built-in storage cupboard providing ample domestic storage space and door leading off to;

GROUND FLOOR WC / UTILITY 2.29m x 1.70m (7'6" x 5'7")
With Upvc double-glazed frosted window to side, pendant light fitting, double panelled radiator, a white suite comprising low-level WC and pedestal sink unit with mixer tap above, a Baxi gas boiler providing the domestic heating system, ceramic wall tiling and tile-effect flooring.



FIRST FLOOR LANDING 1.91m x 0.86m (6'3" x 2'10")
With pendant light fitting, smoke alarm, coving to ceiling, single panelled radiator and doors leading off to;

BEDROOM ONE (FRONT) 3.78m x 3.23m (12'5" x 10'7")
With Upvc double-glazed window to front, pendant light fitting, coving to ceiling, double panelled radiator, power points and built-in mirrored wardrobes providing ample domestic storage space.





BEDROOM TWO (REAR) 3.68m x 2.79m (12'1" x 9'2")

With Upvc double-glazed window to rear, pendant light fitting, coving to ceiling, single panelled radiator, power points and built-in storage cupboard providing ample domestic storage space.





FIRST FLOOR SHOWER ROOM 2.69m x 1.85m maximum (8'10" x 6'1" maximum)

With Upvc double-glazed frosted window to rear, tube light fitting, coving to ceiling, double panelled radiator, a white suite comprising low-level WC, pedestal sink unit with tap above and corner glazed shower enclosure with Triton T80 electric shower unit, ceramic wall tiling and vinyl cushion flooring.



EXTERNALLY

FORECOURT

Bounded by garden brick walls and metallic front access gate, with stone flag paving.

ENCLOSED REAR GARDEN

Bounded by decorative garden block wall with timber rear access gate, metallic side access gates, stone-flag paving and patio area providing ample domestic patio and sitting space, outdoor tap and timber-built garden shed providing ample domestic storage space.







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.

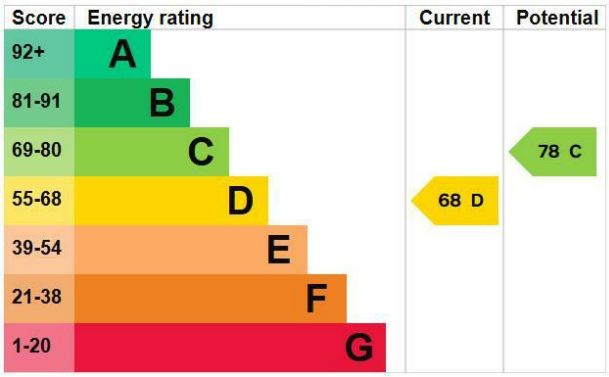
Chester Road, Stoke-on-trent



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





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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