

33 Keary Street, Stoke-on-Trent, Staffordshire, ST4 4AS



Freehold £104,950

Bob Gutteridge Estate Agents are pleased to offer to the market this spacious fore courted mid-terraced home situated in this convenient Stoke location which provides ease of access to local shops and amenities as well as being well placed for access to the A500 and Stoke train station. As you would expect this home offers the modern day comforts of Upvc double glazing and gas combi central heating. In brief the accommodation comprises of lounge, separate sitting room, fitted kitchen, ground floor bathroom and to the first floor are two generous bedrooms. Externally the property offers a forecourt and enclosed rear yard. Viewing Advised !

LOUNGE 3.51m x 4.47m (11'6" x 14'8")

With Upvc double glazed frosted front access door, Upvc double glazed window to front, pendant light fitting, two wall mounted light fittings, coving to ceiling, double panelled radiator, decorative dado railing, wood effect laminate flooring, built-in meter cupboard housing gas and electric meters, TV aerial connection point, Openreach connection point (subject to usual transfer regulations), phone line / ADSL connection point, power points and door leading off to;



SITTING ROOM 3.51m x 3.68m (11'6" x 12'1")

With Upvc double glazed window to rear, pendant light fitting, smoke alarm, single panelled radiator, feature hearth with tiled insert timber surround and built-in log burner effect electric fire, decorative dado railing, power points, stairs to first floor, and door leading off to;



FITTED KITCHEN 3.45m x 1.93m (11'4" x 6'4")

With Upvc double glazed window to side, LED light fitting, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge worktops, built-in stainless steel sink unit with mixer tap above, built-in Lamona electric oven with four-ring gas hob and extractor hood above, space for fridge/freezer, space for automatic washing machine, space for condenser dryer, ceramic wall tiling, vinyl cushion flooring and door leading off to;



REAR LOBBY 0.91m x 1.07m (3'0" x 3'6")

With timber glazed frosted side access door, pendant light fitting, built-in airing cupboard housing a Worcester gas combination boiler providing the domestic hot water and heating systems, ample domestic storage space, power points and door leading off to;

GROUND FLOOR FULLY TILED BATHROOM 2.21m x 1.85m (7'3" x 6'1")

With Upvc double glazed frosted window to side, enclosed light fitting, single panelled radiator, a white suite comprising low-level WC, pedestal sink unit, panel bath unit and electric shower unit, white ceramic wall tiling and tile effect vinyl cushion flooring.



FIRST FLOOR LANDING

With pendant light fitting, smoke alarm and doors leading off to;

BEDROOM ONE (REAR) 3.73m x 3.53m maximum (12'3" x 11'7" maximum)

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



BEDROOM TWO (FRONT) 3.53m x 3.48m maximum (11'7" x 11'5" maximum)

With Upvc double glazed window to front, three-lamp light fitting, double panelled radiator and built-in storage cupboard providing ample domestic storage space.

EXTERNALLY

FORE COURT

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



ENCLOSED REAR YARD

Bounded by garden brick wall and garden block wall with timber rear access gate, stone flag paving and patio area proving ample domestic patio and sitting space and outdoor tap.



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.



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



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

