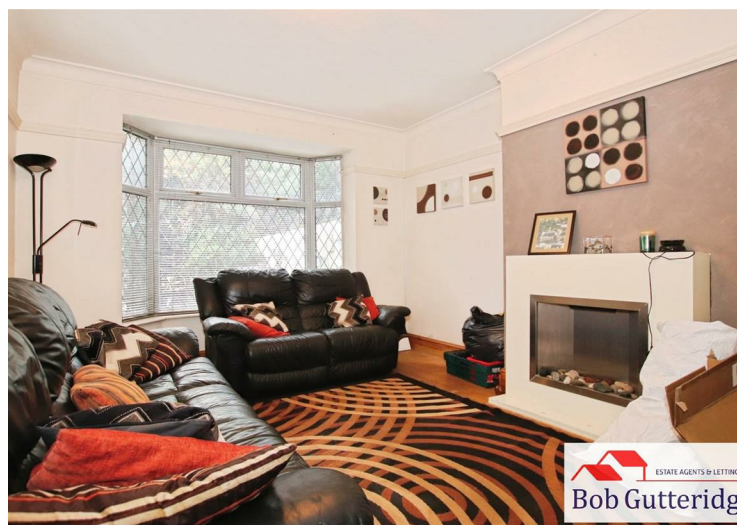


## 49 Regent Street, Stoke-On-Trent, ST4 5HQ



**Freehold Offers in excess of £205,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious semi detached home situated in this ever popular and convenient Oakhill location which provides ease of access to local shops, schools and amenities. This home offers a spacious configuration and in brief comprises of entrance hall, bay fronted lounge, separate sitting room, fitted kitchen/breakfast room and to the first floor are three generous sized bedrooms along with a first floor family bathroom. Externally the property offers gardens to front and rear along with off road parking and a detached brick garage. This home also offers the modern day comforts of Upvc double glazing along with gas central heating. We can confirm this home has been priced to sell and is offered with the advantage of NO VENDOR CHAIN ! Viewing Highly Recommended !

### **ENTRANCE LOBBY 4.37m x 1.96m (14'4" x 6'5")**

With timber stained-glass front access door, enclosed light fitting, panelled radiator, coving to ceiling, ceramic tile flooring, decorative dado railing, access to (under-stairs storage cupboard housing electricity consumer unit and meter), stairs to first floor, and doors leading off to;



### **LOUNGE 3.30m x 4.42m maximum (10'10" x 14'6" maximum)**

With Upvc double-glazed bay window to front with inset lead-effect pendant light fitting, two double panelled radiators, feature hearth with electric log burner and tiled insert, power points and phone line connection point.



**SITTING ROOM 3.61m x 4.70m maximum (11'10" x 15'5" maximum)**

With Upvc double-glazed bay window to rear with inset LED-effect pendant light fitting, double panelled radiator, pebble-effect electric fire, wood laminate flooring and power points.



## FITTED KITCHEN /BREAKFAST ROOM 8.20m x 2.72m (26'11" x 8'11")

With Upvc double-glazed windows to sides, timber rear access door, six spotlight fittings, six-lamp spotlight fitting, ceramic tile flooring, a range of base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space, square-edge wood worktop with built-in two-bowl sink unit with mixer tap above, space for fridge/freezer, freestanding oven with four-ring gas hob and inset extractor hood above, double panelled radiator, space for automatic washing machine, space for condenser dryer, space for automatic dishwasher, gas combination boiler providing the domestic hot water and heating systems, and Virgin Media connection point subject to usual transfer regulations.



## FIRST FLOOR LANDING

With timber glazed stained-glass window to side, six-lamp pendant light fitting, enclosed light fitting, battery smoke alarm, loft access, double panelled radiator, power points and doors leading off to;



**BEDROOM ONE (REAR) 4.09m x 3.61m maximum (13'5" x 11'10" maximum)**

With Upvc double-glazed window to rear with inset LED-effect pendant fan light fitting, double panelled radiator, fitted cupboards providing ample domestic storage space, power points.



**BEDROOM TWO (FRONT) 3.76m x 3.33m (12'4" x 10'11")**

With Upvc double-glazed window to front with inset lead-effect pendant light fitting, double panelled radiator and power points.



**BEDROOM THREE (FRONT) 2.62m x 3.33m maximum (8'7" x 10'11" maximum)**

With Upvc double-glazed window to front with inset lead-effect three-lamp spotlight fitting, single panelled radiator, decorative dado railing, wood-grain flooring and fitted cupboard providing ample domestic storage space.



**FIRST FLOOR SHOWER ROOM 2.72m x 3.61m (8'11" x 11'10")**

With Upvc double-glazed frosted window to side with inset lead-effect five-spotlight fittings, two vertical chrome towel radiators, vinyl cushion flooring, a white suite comprising low-level dual-flush WC, vanity sink unit and walk-in glazed shower cubicle with Mira electric shower, and power points.



**EXTERNALLY**



## FRONT YARD

Bounded by metal fencing, with brick paving and metal gate providing front access.



## ENCLOSED REAR GARDEN

Bounded by garden brick wall, timber fencing and mature shrubbery, with stone flag paving and patio area and raised garden terrace.



## COUNCIL TAX

Band 'C' 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 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

