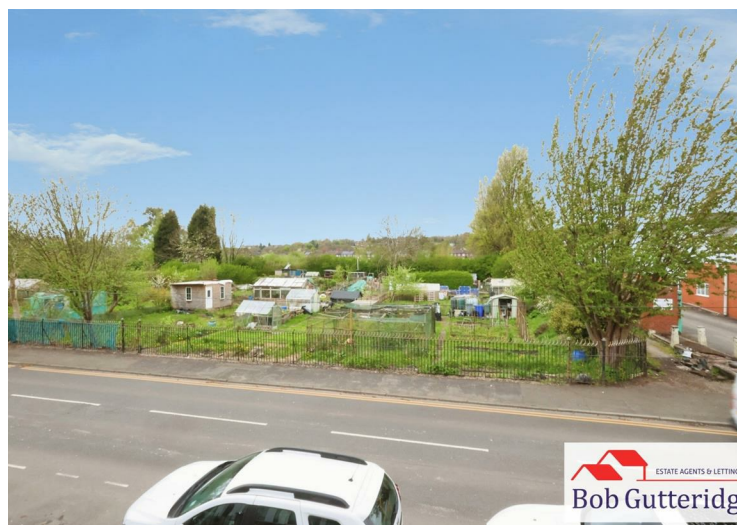


## 171 Campbell Road, Stoke-On-Trent, Staffs, ST4 4EL



**Freehold Offers in excess of £95,000**

Bob Gutteridge Estate Agents are pleased to offer to the market this spacious Victorian terraced home situated in this convenient Stoke location, providing ease of access to local shops, schools and amenities as well as being well placed for access to the A500. As you would expect, this property offers the modern day comforts of Upvc double glazing along with gas combination central heating. In brief, the accommodation comprises of entrance hall, bay fronted lounge, sitting room, fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally, the property enjoys a forecourt frontage along with an enclosed rear yard.

We can also confirm that this property is being sold with the added benefit of No Vendor Upward Chain !

### ENTRANCE HALL

With Upvc double glazed frosted front access door with glazed skylight above, original cornice to ceiling, pendant light fitting, beechwood effect laminate flooring, coat hooks, panelled radiator, door to under stairs storage cupboard providing ample domestic storage space, and doors lead off to rooms including;



### BAY FRONTED LOUNGE 4.34m into bay x 3.00m (14'3" into bay x 9'10")

With Upvc double glazed bay window to front, original cornice to ceiling, decorative ceiling rose, three lamp brass and glass light fitting, double panelled radiator, built in gas and electricity meter cupboards, BT telephone point and power points.



### SITTING ROOM 3.71m x 3.10m (12'2" x 10'2")

With Upvc double glazed window to rear, three lamp brass and glass light fitting, feature fire surround with built in living flame coal effect gas fire, TV aerial point, double panelled radiator, beechwood effect laminate flooring, power points, stairs to first floor landing and door to;



### **FITTED KITCHEN 3.00m x 2.26m (9'10" x 7'5")**

With Upvc double glazed frosted side access door, Upvc double glazed window to side, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surfaces incorporating stainless steel sink unit with mixer tap above, built in four ring gas hob with oven beneath plus extractor hood above, ceramic splashback tiling, tile effect laminate flooring, double panelled radiator, plumbing for automatic washing machine and power points.



### **GROUND FLOOR BATHROOM 2.87m x 1.50m (9'5" x 4'11")**

With Upvc double glazed frosted windows to side and rear aspects, enclosed light fitting, extractor fan, a white suite comprising low level WC, pedestal sink unit, panel bath with mixer tap plus shower attachment, ceramic splashback tiling, double panelled radiator and vinyl cushion flooring.



### **FIRST FLOOR LANDING**

With pendant light fitting, loft access and doors to rooms including;

### **BEDROOM ONE (FRONT) 4.06m x 3.68m (13'4" x 12'1")**

With two Upvc double glazed windows to front aspect, pendant light fitting, double panelled radiator and power points.



## BEDROOM TWO (REAR) 3.76m x 3.10m (12'4" x 10'2")

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, power points and door to built in boiler cupboard housing a Baxi Duo-Tec gas combination boiler providing the domestic hot water and central heating systems.



## EXTERNALLY



## FORE COURT

Bounded by garden brick walls with gated pedestrian access.

## REAR YARD

Bounded by timber fencing and garden brick walls, with a paved/concrete patio area providing ample domestic sitting space and ease of maintenance;



## 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

