

## 66 Greenfield Road, Tunstall, Stoke-On-Trent, Staffordshire, ST6 5LX



**Freehold Offers in excess of £99,950**

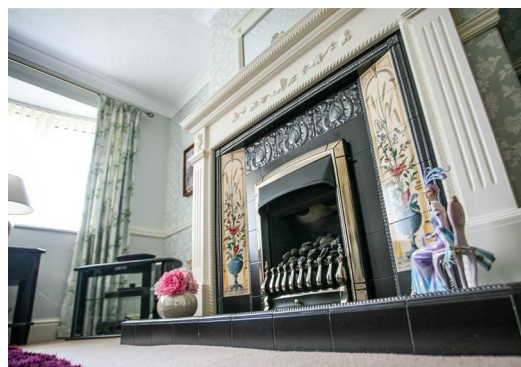
Bob Gutteridge Estate Agents are delighted to bring to the market this well maintained and smartly presented elevated town house in Tunstall. This property enjoys the modern day comforts of Upvc double glazing along with gas combi central heating. Internally the property offers a desirable living arrangement which in brief comprises of entrance lobby, lounge, fitted kitchen / diner, rear porch and to the first floor are two double bedrooms along with a first floor bathroom. The property offers a tiered fore garden along with a pleasant sized enclosed rear garden. The location is perfect for access to local shops, schools and amenities. We can also confirm that this property is being sold with the added benefit of NO VENDOR CHAIN !

### HALLWAY

With composite double glazed front access door, central heating radiator, fitted carpet, stairs to first floor landing and door leads off to;

### LOUNGE 4.52m by 3.84m (14'10" by 12'7")

With Upvc double glazed bow window to front, coving to ceiling, five lamp light fitting, decorative dado rail, living flame fitted gas fire with most attractive feature surround with raised tiled heath and decorative ceramic inlay, fitted carpet, central heating radiator and access off to;



### **FITTED KITCHEN / DINER 4.83m by 2.82m (15'10" by 9'3")**

With two Upvc double glazed windows to rear, three lamp light fitting, central heating radiator, a range of base and wall mounted solid wood storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in bowl and half single drainer sink unit with mixer tap above, built in four ring electric hob unit with oven beneath, plumbing for automatic washing machine, ceramic splashback tiling, vinyl cushion flooring, power points and access to;



### **SIDE PORCH**

With Upvc double glazing and ceramic tiling to floor.

### **FIRST FLOOR LANDING**

With Upvc double glazed window to side, fitted carpet to stairs and landing, access to loft space and doors to rooms including;

### **BEDROOM ONE 3.66m by 3.25m to wardrobes (12'0 by 10'8" to wardrobes)**

With two Upvc double glazed windows to front, three lamp light fitting, central heating radiator, power points and built in wardrobes providing ample domestic hanging space and storage space etc..



## **BEDROOM TWO 3.71m by 2.82m (12'2" by 9'3")**

With Upvc double glazed window to rear, pendant light fitting, central heating radiator, power points and built in wardrobes providing ample domestic hanging space and storage space etc..



## **FIRST FLOOR BATHROOM**

With Upvc double glazed frosted window to rear, ceramic half wall tiling with inset random pattern tile, dado rail, central heating radiator, a champagne suite comprising of low level w.c., pedestal sink unit, built in bath unit and door to built in boiler cupboard with Baxi combination boiler providing the domestic hot water and central heating systems,



## EXTERNALLY

This handsome home features a bow window and canopy and is slightly elevated from the roadside to offer that extra degree of privacy. The front garden has beds and borders containing a variety of plants, shrubs and bushes. The lovely enclosed rear garden has two lawned areas with beds, borders, a patio and steps up to a greenhouse and shed.



## Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshires 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

Our mortgage advice is free of charge and our Financial Services Department specialises in arranging residential mortgages. 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.

## 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.



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

<u>Monday - Friday</u>	<u>9.00am - 5.30pm</u>
<u>Saturday</u>	<u>9.00am - 4.30pm</u>
<u>Sunday</u>	<u>2.00pm - 4.30pm</u>