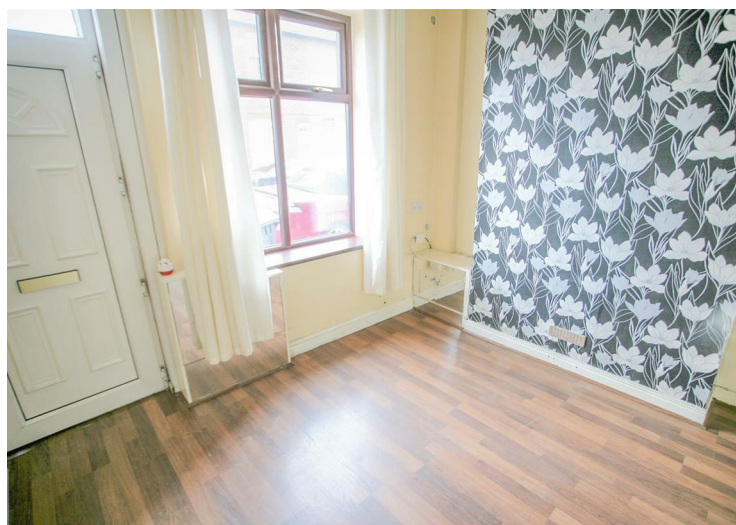


14 Hardy Street, Tunstall, Stoke-On-Trent, Staffordshire, ST6 5EX



Freehold £69,950

Bob Gutteridge Estate Agents are pleased to bring to the market this smartly presented terraced home in Tunstall which is well placed for access to local shops, schools and amenities. This home would be deemed an ideal investment property or first time purchase. As you would expect the property offers Upvc double glazing along with gas central heating and in brief comprises of living room, sitting room, fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers an enclosed rear yard. We can also confirm that this property is being sold with the added benefit of NO VENDOR CHAIN !

LIVING ROOM 3.40m by 3.12m (11'2" by 10'3")

With Upvc front access door with double glazed skylight above, Upvc double glazed window to front, wood effect laminate flooring, panelled radiator, power points and access off to;



SITTING ROOM 3.81m by 3.40m (12'6" by 11'2")

With Upvc double glazed window to rear, wood effect laminate flooring, power points, panelled radiator, feature fire surround, built in understairs storage, stairs to first floor landing and multi-glazed door leads off to;



FITTED KITCHEN 3.20m by 1.98m (10'6" by 6'6")

With Upvc double glazed window to side, panelled radiator, a range of base and wall mounted wood effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with mixer tap above, built in four ring electric hob unit with oven beneath plus extractor hood above, space for fridge/freezer, plumbing for automatic washing machine, space for condenser dryer, power points, ceramic tiled flooring, ceramic splashback tiling, Baxi boiler providing the domestic hot water and central heating systems. Doorway reveals;



REAR LOBBY

With Upvc side access door, ceramic tiled flooring, built in airing cupboard and access off to;

GROUND FLOOR BATHROOM

With Upvc double glazed frosted window to side, fully tiled in high glazed wall ceramics with inset decorative dado tile, ceramic tiled flooring, panelled radiator and a white suite comprising of low level w.c., pedestal sink unit and panelled bath unit with shower above.



FIRST FLOOR LANDING

With pendant light fitting and doors to rooms including;

BEDROOM ONE 3.35m by 3.05m (11'0" by 10'0")

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



BEDROOM TWO 3.81m by 3.40m (12'6" by 11'2")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points and access to a built in store.



EXTERNALLY

There is a paved yard to the rear with a wooden store shed providing ample domestic external storage space etc..



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

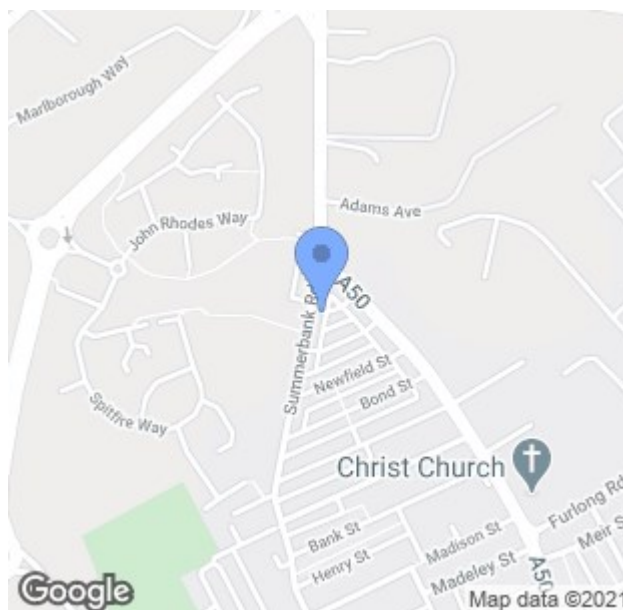
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	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