

## 37 Dartmouth Street, Burslem, Stoke-On-Trent, Staffordshire, ST6 1HD



**Freehold £67,950**

Bob Gutteridge Estate Agents are pleased to bring to the market this ideal first time purchase in Burslem. The property does require an updating program, however is already enhanced with Upvc double glazing along with combi central heating. The layout is a traditional style which comprises of storm porch, bay fronted sitting room, lounge, fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers an enclosed rear yard with a detached sectional garage. 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 !**

### **STORM PORCH**

With Upvc double glazed French doors to front with double glazed skylight above and part panelled part glazed door leads off to;

### **SITTING ROOM 4.11m x 3.40m (13'6" x 11'2")**

With Upvc double glazed bay window to front, three lamp light fitting, double panelled radiator, electricity smart meter plus fuses, wall mounted gas fire, built in gas meter cupboard, power points and glazed door leads off to;



### **LOUNGE 3.76m x 3.40m (12'4" x 11'2")**

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, ceramic tiled fireplace with gas fire, Virgin Media connection point (Subject to usual transfer regulations), power points, double panelled radiator, door to understairs store, stairs to first floor landing and access off to;



### **FITTED KITCHEN 3.38m x 2.01m (11'1" x 6'7")**

With Upvc double glazed window to side, fluorescent tube light fitting, Vaillant combination boiler providing the domestic hot water and central heating systems, a range of base and wall mounted wood effect storage cupboards providing ample domestic cupboard and drawer space, square edge work surface with stainless steel sink unit, plumbing for automatic washing machine, space for condenser dryer, space for fridge/freezer, quarry tiled flooring, panelled radiator, power points and part panelled part glazed door leads off to;



### **REAR LOBBY**

With Upvc double glazed frosted side access door, pendant light fitting, recess area providing storage space, power point and access to;

### **GROUND FLOOR BATHROOM 1.88m x 1.83m (6'2" x 6'0")**

With Upvc double glazed frosted window to side, globe light fitting, fully tiled in high glazed wall ceramics with inset decorative border tile, a three piece suite comprising of low level w.c., pedestal sink unit, panelled bath unit with Triton electric shower above and panelled radiator.



### **FIRST FLOOR LANDING**

With pendant light fitting, smoke alarm and doors to rooms including;



### **BEDROOM ONE (FRONT) 3.43m x 3.40m (11'3" x 11'2")**

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



### **BEDROOM TWO (REAR) 3.43m x 3.73m (11'3" x 12'3")**

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, power points and wardrobes providing ample storage space etc..



### **EXTERNALLY**

#### **REAR YARD**

Bounded by garden brick walls with flagged pathways and access to;

## **CONCRETE SECTIONAL GARAGE 3.89m x 2.54m (12'9" X 8'4")**

With metal up and over door, fluorescent tube light fitting, two glazed windows to side, electricity consumer unit and ample domestic external storage space.



### **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**

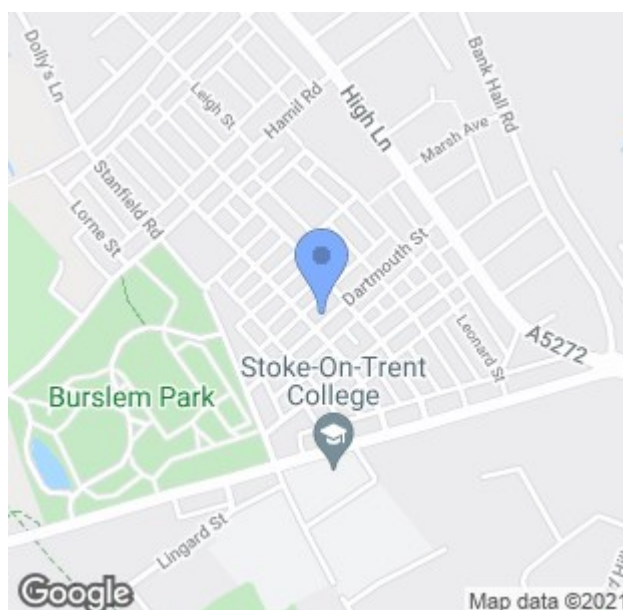
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

### **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>