

99 High Street, Halmer End, Stoke-On-Trent, Staffordshire, ST7 8AF



Freehold Offers in excess of £135,000

Bob Gutteridge Estate Agents are delighted to bring to the sales market this spacious family sized end town house situated in this ever popular and convenient Halmer End location. The property is enhanced with Upvc double glazing along with gas central heating and offers a delightful layout of accommodation comprising of entrance hall, fitted kitchen, full width lounge/diner and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers off road parking plus access to an integral garage to the front along with access to an enclosed rear garden with a delightful outlook. We can also confirm that this property is being sold with the added benefit of NO VENDOR CHAIN ! Internal Inspection Essential !

RECEPTION HALLWAY

A spacious and welcoming space featuring a Upvc double glazed front access door, central heating radiator, wood effect laminate flooring, staircase to the first floor landing and doors to rooms including;

FITTED KITCHEN 3.48m by 1.52m (11'5 by 5)

With Upvc double glazed window to front, a range of base and wall mounted oak storage cupboards providing ample domestic cupboard and drawer space, ceramic tiled work surfaces with built in stainless steel sink unit with mixer tap above, built in five ring gas hob unit with oven beneath plus extractor hood above, ceramic wall plus floor tiling, plumbing for automatic washing machine, space for fridge/freezer, single panelled radiator, power points and central heating boiler providing the domestic hot water and central heating systems.



FULL WIDTH LOUNGE / DINER 5.11m by 3.05m (16'9" by 10'0")

A cosy room at the rear of the property with access to and overlooking the rear garden. Fitted gas fire and feature surround, panelled radiator, Upvc double glazed window to rear, Upvc double glazed French doors, wood effect laminate flooring and power points.



LANDING

With pendant light fitting and doors to rooms including;

BEDROOM ONE 3.05m" by 2.90m (10'0"" by 9'6")

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



BEDROOM TWO 3.45m by 1.98m (11'4" by 6'6")

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



BEDROOM THREE 2.51m by 1.83m (8'3" by 6'0")

Fitted carpet, central heating radiator, Upvc double glazing, walk in store



FIRST FLOOR BATHROOM

With a white suite comprising of panelled bath with electric shower above, curtain and rail, wash hand basin, low level w.c., frosted Upvc double glazed window to front, ceramic tiling to walls plus floor and heated towel radiator.



EXTERNALLY



FORE GARDEN

Bounded by garden brick wall, tarmac/flagged driveway providing off road parking, external lighting and access alongside the property;

REAR GARDEN

Bounded by concrete post and timber fencing, flagged area providing ample patio space and sitting space etc., lawn section with shrubs to borders and garden timber shed providing ample 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.



23/10/2020 Energy performance of buildings register

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 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