

12 Cemetery Road,, Knutton, Newcastle, Staffs, ST5 6DH



Freehold £120,000

Bob Gutteridge Estate Agents are pleased to offer to the market this spacious end terraced home situated in Knutton which provides access to the Village where local shops, schools and amenities can be located. The property offers Upvc/aluminium double glazing along with combi central heating (installed April 2022) and in brief the accommodation comprises of sitting room, lounge, fitted kitchen and to the first floor are two double bedrooms along with a first floor four piece bathroom. Externally the property offers an enclosed rear yard. This property is currently tenanted and receiving £625 PCM.

LOUNGE 3.81m x 3.23m (12'6" x 10'7")

With Upvc double glazed front access door with double glazed skylight above, Upvc double glazed sash style window, cornice to ceiling, pendant light fitting, panelled radiator, built in gas/electricity meter cupboard, oak effect laminate flooring, power points and access off to;



SITTING ROOM 3.78m x 3.71m (12'5" x 12'2")

With aluminium double glazed window to rear, pendant light fitting, two panelled radiator, oak effect laminate flooring, power points, door to understairs store, stairs to first floor landing and door leads off to;



FITTED KITCHEN 3.96m x 2.44m (13'0" x 8'0")

With Upvc double glazed window to side, Upvc side access door, a range of base and wall mounted beechwood effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in stainless steel sink unit with mixer tap above, built in four ring gas hob unit, built in oven, ceramic splashback tiling, ceramic tiled flooring, space for under counter fridge, panelled radiator and power points.



FIRST FLOOR LANDING 3.68m x 1.42m (12'1" x 4'8")

With spotlight fittings and doors to rooms including;



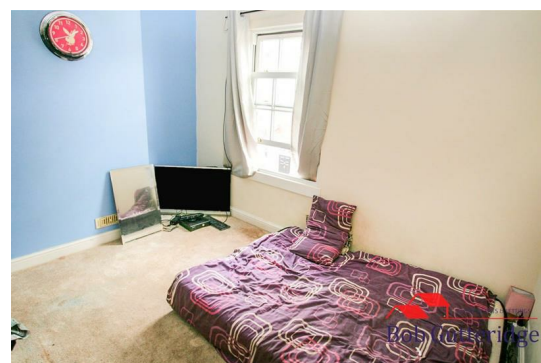
BEDROOM ONE (REAR) 3.73m x 3.40m (12'3" x 11'2")

With aluminium double glazed window to rear, pendant light fitting, panelled radiator, power points and door to built in store.



BEDROOM TWO FRONT 3.76m x 3.23m (12'4" x 10'7")

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



FOUR PIECE FIRST FLOOR BATHROOM 3.84m x 2.51m (12'7" x 8'3")

With aluminium double glazed window to side, ceramic half wall tiling, a four piece bathroom suite comprising of low level WC, pedestal sink unit, panelled bath unit, walk in double shower enclosure, wood effect flooring, towel radiator and door to built in boiler cupboard housing a Valiant combination boiler providing the domestic hot water and central heating systems.



EXTERNALLY

ENCLOSED REAR YARD

With a paved area and outside store.

COUNCIL TAX

Band 'A' amount payable to Newcastle under Lyme Borough 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

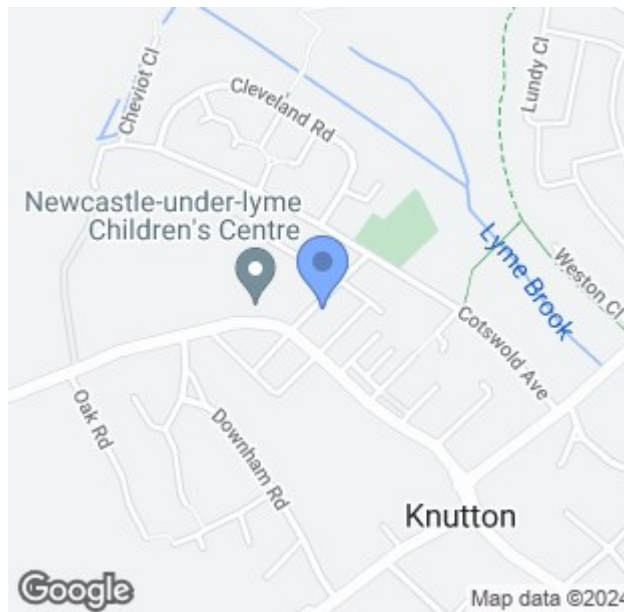
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 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

