

16 Greylag Gate, Newcastle, Staffs, ST5 2GP



Leasehold Offers in excess of £220,000

**** NO CHAIN - AVAILABLE NOW !! **** Bob Gutteridge Estate Agents are delighted to bring to the market this desirable modern day detached home situated in a cul de sac location overlooking a green. As you would expect this property offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance hall, downstairs WC, bay fronted lounge, fitted kitchen / diner, utility room and to the first floor are three bedrooms along with a first floor bathroom and en-suite shower room. Externally the property offers a fore court and enclosed rear garden along with off road parking and a brick garage. We can also confirm that this property is being sold with the added benefit of **NO VENDOR CHAIN !**

ENTRANCE HALL

With composite double glazed front access door, Upvc double glazed window to side, pendant light fitting, battery and mains smoke alarm, double panelled radiator, engineered oak flooring, two power points, thermostat, door to under stairs store, stairs to first floor landing and doors to rooms including;



DOWNSTAIRS WC 1.60m x 0.91m (5'3" x 3'0")

With pendant light fitting, extractor fan, a white suite comprising of low level WC, pedestal sink unit with ceramic splashback tiling, panelled radiator and ceramic tiled flooring.



LOUNGE 3.94m x 3.71m (12'11" x 12'2")

With Upvc double glazed window to front, coving to ceiling, three lamp light fitting, double panelled radiator, TV aerial socket, BT telephone point (subject to usual transfer regulations) and power points.



FITTED KITCHEN / DINING ROOM 5.49m x 2.82m (18'0" x 9'3")

With Upvc double glazed window to rear, Upvc double glazed patio doors to rear, pendant light fitting, four spotlight fittings, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in bowl and a half stainless steel sink unit with chrome mixer tap above, integrated four ring gas hob unit with oven beneath plus extractor hood above, plumbing for dishwasher, space for fridge/freezer, ceramic tiled flooring to kitchen, engineered oak flooring to dining area, double panelled radiator, power points and door leads off to;



UTILITY ROOM 2.31m x 1.60m (7'7" x 5'3")

With Upvc double glazed window to side, pendant light fitting, extractor fan, base mounted storage cupboards providing ample storage space, round edge work surface, plumbing for automatic washing machine, space for condenser dryer, power points, panelled radiator and Ideal Logic combination boiler providing the domestic hot water and central heating systems.



FIRST FLOOR LANDING

With Upvc double glazed window to side, pendant light fitting, access to loft space, door to built in airing cupboard and doors to rooms including;



BEDROOM ONE (FRONT) 3.61m x 3.25m (11'10" x 10'8")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, TV aerial connection point, power points and built in double and single wardrobes with matching bedside cabinets plus dressing table providing ample domestic hanging and storage space. Door to;



EN-SUITE 1.78m x 1.80m (5'10" x 5'11")

With Upvc double glazed frosted window to front, three spotlight fittings, extractor fan, a white suite comprising of low level WC, pedestal sink unit, corner glazed shower cubicle with electric shower, ceramic splashback tiling plus half wall tiling and ceramic tiled flooring.



BEDROOM TWO 2.90m x 2.49m (9'6" x 8'2")

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



BEDROOM THREE 2.92m x 2.90m (9'7" x 9'6")

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

FIRST FLOOR BATHROOM 1.68m x 2.03m (5'6" x 6'8")

With Upvc double glazed frosted window to side, four spotlight fittings, extractor fan, ceramic half wall tiling, ceramic tiled flooring, a white suite comprising of low level WC, pedestal sink unit and panelled bath unit with Mira electric shower.



EXTERNALLY



FORE COURT

With mature shrubs to frontage, paved pathway and gravelled to side.

REAR GARDEN

Bounded by timber post and timber fencing, timber gate provides pedestrian access to the rear of the property, lawn section and gravelled and paved area providing sitting space.



DETACHED BRICK GARAGE

With metal up and over door and ample external storage space.



COUNCIL TAX

Band 'D' 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.

LEASEHOLD INFORMATION

Leasehold

The vendor has stated there are 989 years left on the lease, the current annual ground rent is £750p/a this will increase by £250 every 5 years until it reaches £3000 as its maximum.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 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

