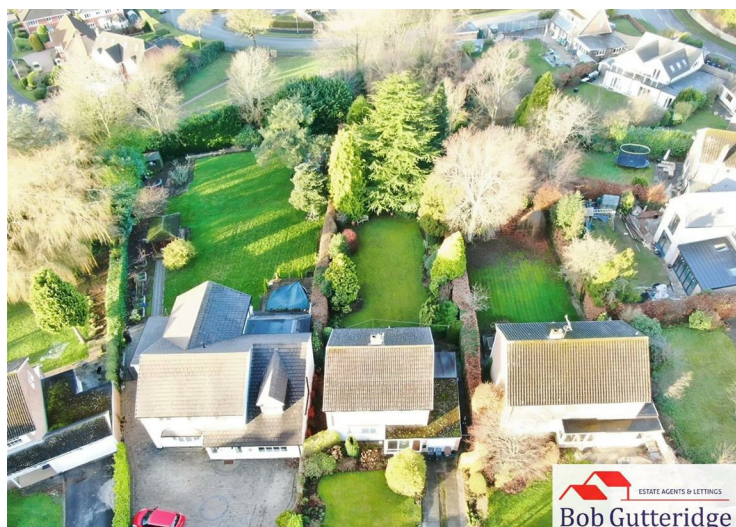


15 Shefford Road, Seabridge, Newcastle, Staffs, ST5 3LE



Freehold £375,000

Bob Gutteridge Estate Agents are delighted to bring to the market this rare opportunity to acquire this desirable and versatile detached home situated on an enviable plot which offers potential purchasers scope to extend to the side and rear subject to usual planning consents. Internally the property is in need of cosmetic upgrade, however allows potential purchasers the opportunity to create something quite special. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of storm porch, entrance hall, lounge, dining room, fitted kitchen, downstairs WC and to the first floor are three generous bedrooms along with a first floor four piece bathroom. Externally the property offers a fore garden allowing for off road parking along with access to the attached garage and to the rear an envious and sizeable, well stocked rear garden which offers tranquility and calm. This home offers great scope and potential to purchasers and therefore viewing is highly recommended !

STORM PORCH 2.84m x 1.22m (9'4" x 4'0")

With Upvc double glazed frosted panels to front and side, Upvc double glazed patio door to front, wall light fitting and access off to;

ENTRANCE HALL

With frosted glazed front access door, frosted glazed window to front, pendant light fitting, parquet flooring, panelled radiator, stairs to first floor landing, door to understairs store and doors to rooms including;



LOUNGE 5.23m x 3.84m (17'2" x 12'7")

With Upvc double glazed window to front, coving to ceiling, pendant light fitting, panelled radiator, feature fireplace, power points and access off to;



DINING ROOM 3.66m x 2.82m (12'0" x 9'3")

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, two panelled radiators, power points and access off to;



KITCHEN / BREAKFAST ROOM 3.53m x 3.30m (11'7" x 10'10")

With Upvc double glazed window to rear, panelling to ceiling, panelled radiator, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in marble effect with built in stainless steel sink unit with taps above, space for freestanding electric cooker with extractor hood above, ceramic splashback tiling, plumbing for automatic washing machine, vinyl cushion flooring, power points and a Ideal Mexico gas central heating boiler providing the domestic hot water and central heating systems. Door leads off to;



UPVC DOUBLE GLAZED CONSERVATORY 2.97m x 2.57m (9'9" x 8'5")

With Upvc double glazed panels to sides and rear, Upvc double glazed side access door, wood panelling to ceiling, door to built in store and door to;

GROUND FLOOR WC

With pendant light fitting and a low level WC.

FIRST FLOOR LANDING

With Upvc double glazed window to side, pendant light fitting, access to loft space and doors to rooms including;



BEDROOM ONE (FRONT) 4.50m x 3.86m (14'9" x 12'8")

With two Upvc double glazed windows to front, pendant light fitting, two panelled radiators and power points.



BEDROOM TWO (REAR) 4.47m x 3.30m (14'8" x 10'10")

With two Upvc double glazed windows to rear, pendant light fitting, two panelled radiators and power points.



BEDROOM THREE 2.74m x 2.67m (9'0" x 8'9")

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

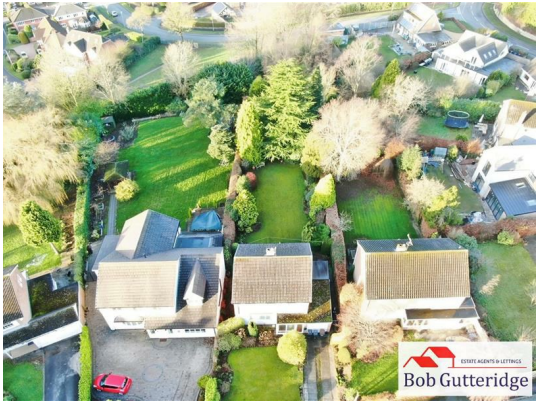


FIRST FLOOR BATHROOM 2.69m x 1.65m (8'10" x 5'5")

With three frosted glazed windows, fully ceramic tiled walls, a coloured suite comprising of low level WC, pedestal sink unit, panelled bath unit, corner glazed shower cubicle with electric shower, double panelled radiator and vinyl cushion flooring.



EXTERNALLY



FORE GARDEN

With mature shrubs to border, a flagged driveway provides off road parking, lawn section and access alongside the property to;

REAR GARDEN

An impressive sized garden which features various paved areas providing patio and sitting space, extensive lawn section with well stocked shrubs, trees and plants to border and external cold water supply.



GARAGE 5.05m x 2.54m (16'7" x 8'4")

With roller front access door and ample external storage space.

COUNCIL TAX

Band 'E' 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

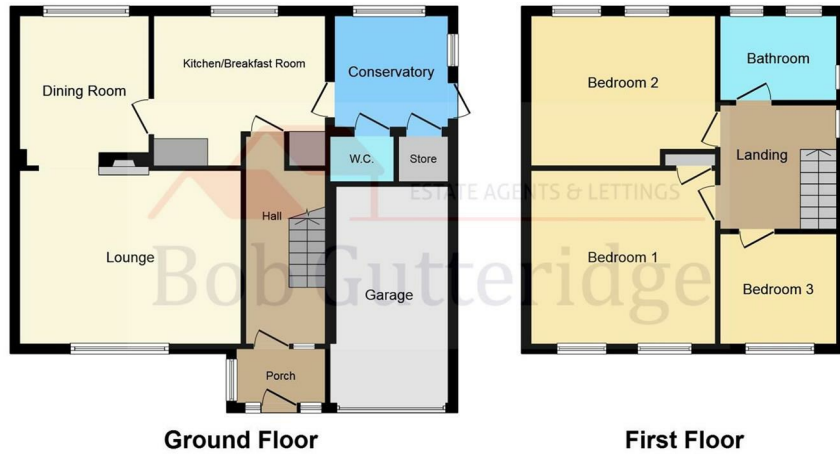
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 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

