

## 108 Knutton Lane, Knutton, Newcastle, Staffordshire, ST5 6EU



**Freehold £115,000**



Bob Gutteridge Estate Agents are pleased to offer to the market this ideal BUY TO LET INVESTMENT to the market. The property is currently let and generating £525 PCM offering a potential purchaser a 5.25 % return based on the current asking price. The property offers Upvc double glazing along with combi central heating and in brief comprises of entrance lobby, lounge, fitted kitchen / diner and to the first floor are two bedrooms along with a first floor bathroom. Externally the property offers a fore garden and enclosed rear garden. The location is perfect for access to Newcastle Town Centre as well as being well placed for access to shops, schools and amenities. Viewing Advised !

### ENTRANCE LOBBY

With part panelled part double glazed frosted front access door, pendant light fitting, double panelled radiator, Honeywell thermostat, stairs to first floor landing and doors leading off to rooms including;

### LOUNGE 4.39m x 3.35m (14'5 x 11')

With Upvc double glazed window to front, pendant light fitting, two wall light fittings, solid stone fire surround with hearth and insert with electric pebble effect fire, built-in gas meter cupboard, built-in shelving and storage area, Virgin Media and BT telephone points subject to usual transfer regulations, t.v. aerial socket, five power points and doors lead off to rooms including;



### FITTED KITCHEN/DINING ROOM 4.39m x 2.92m (14'5 x 9'7)

With two Upvc double glazed windows to rear, four lamp spotlight fitting, base and wall mounted storage cupboards in shaker oak effect providing ample storage space, round edge work surface in granite effect, built-in electric oven with five ring brushed stainless steel hob unit above, stainless steel extractor and splashback, ceramic splashback tiling in high gloss Victorian style black tiles, plumbing for automatic washing machine, under-counter fridge and freezer (tenants responsibility), single panelled radiator, vinyl cushion flooring, plumbing for automatic washing machine, spurs and six power points. Door to built-in Pantry with shelving and storage space, electricity consumer unit and meter, vinyl cushion flooring and Upvc double glazed frosted window to side.



### REAR LOBBY AREA

With Upvc double glazed rear access door with inset frosted glazed panel, vinyl cushion flooring and doors to rooms including;

### DOWNSTAIRS WC 1.47m x 0.79m (4'10 x 2'7)

With Upvc double glazed frosted window to side, pendant light fitting, white low level dual flush WC and vinyl cushion flooring.

### FIRST FLOOR LANDING

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

### BEDROOM ONE (FRONT) 5.41m reducing to 4.42m x 3.02m (17'9 reducing to 14'6 x 9'11)

With Upvc double glazed window to front, pendant light fitting, single panelled radiator, built-in storage cupboards providing ample shelving and storage space, t.v. aerial socket and six power points.



## **BEDROOM TWO (REAR) 3.18m x 3.35m (10'5 x 11')**

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator, t.v. aerial socket and three power points.



## **FIRST FLOOR BATHROOM 2.41m x 2.08m (7'11 x 6'10)**

With Upvc double glazed frosted window to rear, three lamp spotlight fitting, white suite comprising low level dual flush WC, pedestal sink unit with chrome mixer tap and panelled bath unit with chrome monoblock mixer tap and shower attachment above, ceramic splashback tiling in travertine effect with glazed shower screen, modern chrome towel rail, vinyl cushion flooring and door to built-in boiler cupboard with Vaillant combination boiler, ample storage space and time clock and programmer.



## **EXTERNALLY**

### **FOREGARDEN**

Bounded by concrete post and timber fencing, flagged and brick paved for ease of maintenance, tiering down with further flagged area and access leads along side the property to;



### **LANDSCAPED REAR GARDEN**

Bounded by concrete post and timber fencing with blue slate chippings providing ample patio space, tiering up with large lawned section and timber garden shed providing storage space.



## **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.

## **VIEWING**

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

## **SERVICES**

Main services of gas, electricity, water and drainage are connected.

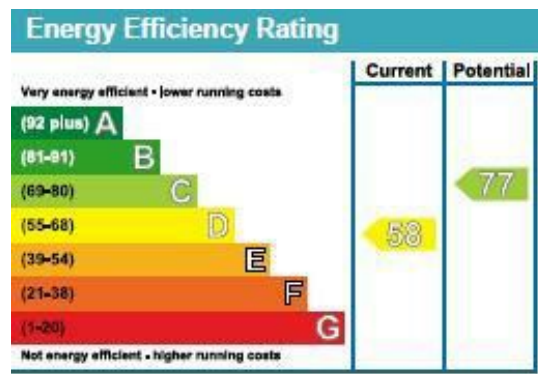
## **COUNCIL TAX**

Band 'A' amount payable to Newcastle under Lyme Borough Council.

## **DIRECTIONS**

From Porthill Office proceed to the end of Bradwell Lane to join the A34 and proceed past the McDonalds roundabout and through the next set of lights, continue to the Buffet Island roundabout and proceed over towards Newcastle, proceed to the next roundabout by the college bearing right to Knutton Lane, proceed for approximately 0.25 mile where number 108 is located on the right hand side.





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

