

18 Enstone Court, Westbury Park, Newcastle, Staffordshire, ST5 4JE



Freehold £245,000

Bob Gutteridge Estate Agents are delighted to bring to the market this well presented detached home situated in this ever popular and convenient Westbury Park development. This property is well placed for access to the A500 and M6 as well as being near to shops, schools and amenities. 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 entrance lobby, bay fronted lounge, dining room, fitted kitchen and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear along with off road parking and an attached brick garage. Viewing Of This Property Is Considered Essential!

ENTRANCE HALL

With Upvc front access door, Upvc double glazed frosted window to side, pendant light fitting, double panelled radiator, BT telephone point (subject to usual transfer regulations), power point and door leads off to;

LOUNGE 4.24m into bay x 4.24m (13'11" into bay x 13'11")

With Upvc double glazed bay window to front with inset lead pattern, two wall light fittings plus double wall light fitting, electric feature modern focal fire with log effect, TV aerial connection point, double panelled radiator, power points and access leads off to;



DINING ROOM 2.44m x 2.34m (8'0" x 7'8")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points and door to under-stairs storage cupboard providing ample domestic shelving and storage space.



FITTED KITCHEN 2.72m x 2.31m (8'11" x 7'7")

With Upvc double glazed window to rear, Upvc double glazed rear access door, fluorescent tube light fitting, a range of base and wall mounted solid pine storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in bowl and a half plasticised sink unit with mixer tap above, plumbing for automatic washing machine, space for free standing electric cooker, space for free standing fridge/freezer, ceramic splashback tiling, vinyl cushion flooring, power points, double panelled radiator and a Baxi boiler providing domestic hot water and central heating systems.



FIRST FLOOR LANDING

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

FIRST FLOOR BATHROOM 2.87m x 2.13m (9'5" x 7'0")

With Upvc double glazed frosted window to front with inset lead pattern, enclosed light fitting, extractor fan, coloured suite comprising low level WC, pedestal sink unit, a panelled bath unit, built in airing cupboard housing copper water cylinder providing and providing ample domestic drying space and storage space.



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

With Upvc double glazed window to front with inset lead pattern, pendant light fitting, panelled radiator, power point and built-in double wardrobes providing ample domestic hanging space and storage space.



BEDROOM TWO 2.36m with a maximum of 2.64m x 2.87m (7'9" with a maximum of 8'8" x 9'5")

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



BEDROOM THREE 2.34m x 2.34m (7'8" x 7'8")

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



EXTERNALLY

FORE GARDEN

With lawn section to frontage, flagged pathways and tarmac driveway providing off road parking for two vehicles.



REAR GARDEN

Bounded by concrete post and timber fencing, lawn section, paved area providing patio and sitting space, mature shrubs to borders and door leads off to;



ATTACHED GARAGE 5.0 x 2.2 (16'4" x 7'2")

With metal up-and-over door, glazed side access door and glazed window to rear along with ample domestic external storage space.

COUNCIL TAX

Band 'C' 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.

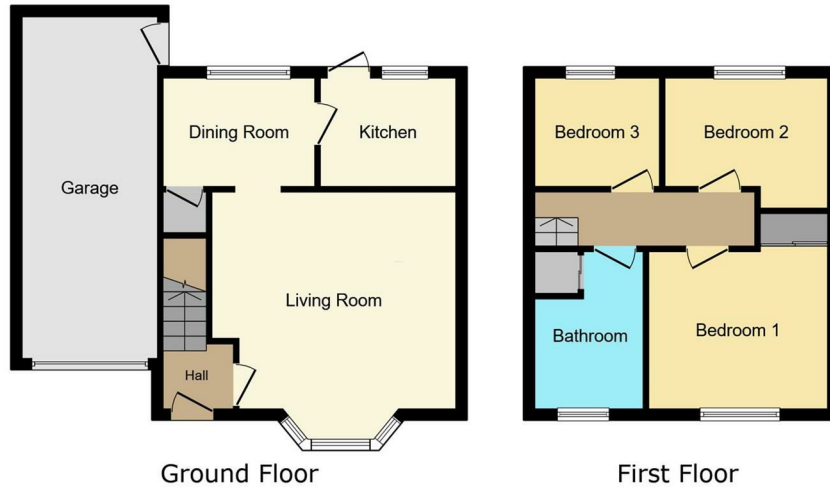
SERVICES

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.

18 Enstone Court, Newcastle, ST5 4JE



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	44 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

