

31 Bailey Street, Newcastle, Staffs, ST5 2SF



Leasehold Offers in excess of £95,000

Bob Gutteridge Estate Agents are pleased to offer to the market this conveniently located first floor apartment situated in this ever popular Newcastle town centre location which provides ease of access to shops, schools and amenities. As you would expect this property offers the benefits of Upvc double glazing along with gas central heating and in brief the spacious accommodation comprises of entrance lobby, landing, spacious lounge/dining room, fitted kitchen, shower room and three bedrooms. Externally the property is set on maintained grounds which also offers the benefit of allocated off road parking for one vehicle. We can also confirm that this property is being sold with the advantage of No Vendor Chain !

ENTRANCE LOBBY

With Upvc double glazed frosted front access door, pendant light fitting and stairs leads off to;



FIRST FLOOR LANDING

With two pendant light fittings, smoke alarm, door to drying cupboard with electric heater and doors lead off to rooms including;



LOUNGE / DINING ROOM 5.23m x 3.12m (17'2" x 10'3")

With Upvc double glazed bay window to rear, two pendant light fittings, double panelled radiator, feature inset log effect gas fire, TV aerial connection point, Sky & BT connection points (subject to usual transfer regulations) and power points.



FITTED KITCHEN 2.74m x 2.39m plus door recess (9'0" x 7'10" plus door recess)

With Upvc double glazed window to front, four lamp spotlight fittings, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, high gloss granite effect round edge work surface with built in bowl and a half stainless steel sink unit with chrome mixer tap above, built in four ring gas hob unit with extractor hood above, integrated electric oven, space for fridge/freezer, plumbing for automatic washing machine, ceramic wall tiling with decorative border tile, ceramic tiled flooring and power points.



SHOWER ROOM 1.96m x 1.78m (6'5" x 5'10")

With Upvc double glazed frosted window to front, enclosed light fitting, modern chrome towel radiator, white suite comprising of low level WC, pedestal sink unit and double built in shower enclosure with Mira electric shower, ceramic splashback tiling, ceramic floor tiling and door leads off to built in airing cupboard housing the copper hot water cylinder along with ample domestic drying and storage space.



BEDROOM ONE 4.19m x 2.84m (13'9" x 9'4")

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



BEDROOM TWO 4.27m x 1.88m reducing to 1.60m (14'0" x 6'2" reducing to 5'3")

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



BEDROOM THREE 2.44m reducing to 1.50m x 2.67m reducing to 1.55m (8'52 reducing to 4'11" x 8'9" reducing to 5'1")

With Upvc double glazed window to front, artex to ceiling, three lamp light fitting, access to loft space, electricity consumer unit and power points.



EXTERNALLY



MAINTAINED GROUNDS

This property is set on maintained grounds with communal gardens along with the advantage of an allocated off road parking space. There is also an external brick store providing ample domestic external storage space.

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.

LEASEHOLD INFORMATION

The lease on this property has been renewed by the current vendor and has a lease term of 181 years remaining. The ground rent is fixed for the term at £10.00 Per Annum
The annual service charge for 2023/24 is £140.00 Per Annum reviewed annually.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 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

