

## 8 Welland Grove, Clayton, Newcastle, Staffs, ST5 4EP



**Freehold £219,950**



Bob Gutteridge Estate Agents are delighted to bring to the market this detached home situated in this ever popular and convenient cul de sac location in Clayton which provides ease of access to the A500 and M6 as well as being near to local 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 hall, downstairs WC, full width lounge, "L" shaped fitted kitchen/dining room and to the first floor are three generous sized bedrooms along with a first floor bathroom. Externally the property is set on a pleasant plot with ample off road parking along with a detached brick garage plus gardens to both front and rear. We are also pleased to confirm this property is being sold with the added benefit of No Vendor Chain !

### ENTRANCE HALL

With Upvc double glazed frosted side access door with Upvc double glazed frosted panels to sides, pendant light fitting, stairs to first floor landing, wall mounted thermostat and doors lead off to rooms including;



### DOWNSTAIRS WC 1.40m x 1.19m (4'7" x 3'11")

With Upvc double glazed frosted window to side, pendant light fitting, a white suite comprising of low level WC, wall mounted sink unit, fully tiled in wall ceramics, vinyl cushion flooring and gas meter.



### FULL WIDTH LOUNGE 4.78m x 3.30m (15'8" x 10'10")

With Upvc double glazed frosted window to front, coving to ceiling, two three lamp brass and glass light fittings, two brass and glass wall light fittings, feature brick fire surround with gas fire, double panelled radiator, TV aerial socket with Virgin Media connection point (subject to usual transfer regulations), dado rail and power points.



**"L" SHAPED FITTED KITCHEN/DINING ROOM 4.62m reducing to 2.44m x 4.80m reducing to 3.30m (15'2" reducing to 8'0" x 15'9" reducing to 10'10")**

With aluminium double glazed sliding patio door to rear, Upvc double glazed patio door to rear with double glazed units to sides, coving to ceiling, two pendant light fittings, dado rail, panelled radiator, TV aerial lead, a range of base and wall mounted solid wood storage cupboards providing ample domestic cupboard and drawer space with granite effect work surface with built in stainless steel sink unit, built in four ring Moffat gas hob unit with oven beneath and extractor above, space for fridge/freezer, plumbing for automatic washing machine, breakfast bar area, double panelled radiator and power points. Door to;



**UNDERSTAIRS STORAGE CUPBOARD**

Providing ample domestic shelving and storage space and door to built in boiler cupboard housing a Baxi boiler providing domestic hot water and central heating systems along with ample domestic storage space.

**FIRST FLOOR LANDING**

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



### **BEDROOM ONE (FRONT) 4.78m x 3.63m (15'8" x 11'11")**

With two Upvc double glazed windows to front, coving to ceiling, three lamp brass and glass light fittings, panelled radiator and power points.



### **BEDROOM TWO 2.84m x 2.57m (9'4" x 8'5")**

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





### **BEDROOM THREE 2.87m plus door recess x 2.16m (9'5" plus door recess x 7'1")**

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



### **FIRST FLOOR BATHROOM 1.93m x 1.68m (6'4" x 5'6")**

With Upvc double glazed frosted window to side, artex to ceiling, pendant light fitting, fully tiled in wall ceramics, a coloured suite comprising of low level WC, pedestal sink unit, panelled bath unit with Victorian style mixer tap and hair attachment, Redring electric shower, vinyl cushion flooring, panelled radiator and door to built in airing cupboard housing a copper water cylinder along with ample domestic drying and storage space.



### **EXTERNALLY**



## FORE GARDEN

Bounded by mature hedges to borders along with lawn section to frontage, a paved driveway allows for off road parking alongside the property for three or so vehicles, car port and access which leads off to;



## ENCLOSED REAR GARDEN

Bounded by a concrete post and timber fencing with paved area providing patio and sitting space, paved pathways, lawn section with shrubs to borders, garden timber shed and access to a detached brick garage with metal up and over door and ample domestic external storage space etc.



## 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

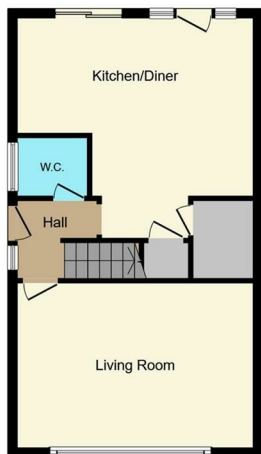
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## SERVICES

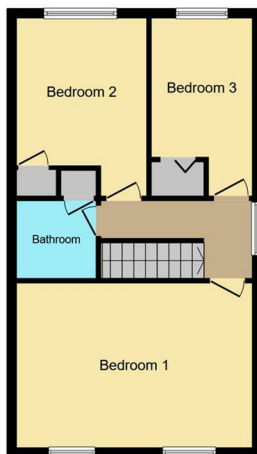
Main services of gas, electricity, water and drainage are connected.

## VIEWING

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



Ground Floor



First Floor

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		84 B
69-80	C		
55-68	D	56 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

