

## 17 Hartington Street, Wolstanton, Newcastle, Staffs, ST5 8DR

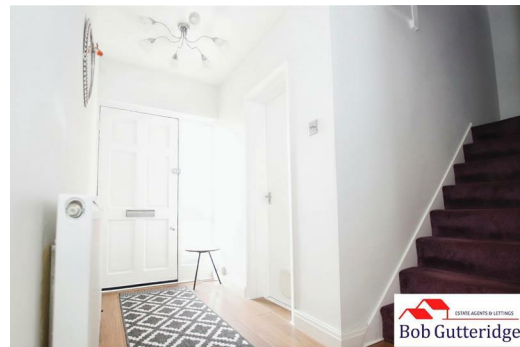


**Freehold Offers in excess of £275,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious detached home situated in this highly regarded residential location of Wolstanton which provides ease of access to both the A34 and A500 as well as providing good access to local shops, schools and amenities. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, ground floor shower room, sitting room, spacious lounge, desirable open plan fitted kitchen/breakfast room, separate utility room and to the first floor are three double bedrooms along with the benefit of a four piece first floor bathroom. Externally this property offers gardens to front and rear along with off road parking plus an integral garage. Internal inspection of this property is essential to appreciate the wealth of accommodation on offer.

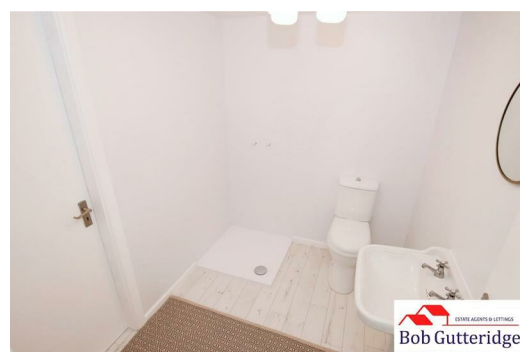
### ENTRANCE HALL

With front access door with double glazed frosted panels to sides, pendant light fitting, BT telephone point (subject to usual transfer regulations) three power points, panelled radiator, engineered oak flooring, stairs to first floor landing and door leads off to;



### DOWNSTAIRS SHOWER ROOM 2.34m x 1.83m (7'8" x 6'0")

With access to loft space, three lamp light fitting, panelled radiator, laminate flooring in modern white wood effect, a white suite comprising of low level WC, pedestal sink unit with taps above, plumbing for corner shower unit with plasticised base, panelled radiator and door leads off to integral garage.





**SITTING ROOM 4.22m x 3.05m (13'10" x 10'0")**

With Upvc double glazed bay window to front with inset Georgian pattern, artex to ceiling, coving, dado rail, double panelled radiator, oak effect laminate flooring and power points.



**LOUNGE 4.22m 3.94m (13'10" 12'11")**

With Upvc double glazed sliding patio door to rear, artex to ceiling, coving, pendant light fitting, feature fireplace with ceramic tiled hearth and modern log effect electric fire with oak mantle shelf above, TV aerial connection point, double panelled radiator, oak effect laminate flooring and power points.



## OPEN PLAN FITTED KITCHEN/BREAKFAST ROOM 5.54m x 3.23m (18'2" x 10'7")

With Upvc double glazed window to rear, two three lamp light fittings, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, granite work surface with integrated stainless steel sink unit with mixer tap above, space for freestanding electric cooker with extractor hood above, plumbing for automatic washing machine/dishwasher, tiled flooring, ceramic tiled walls, under cupboard lighting and double panelled radiator, oak effect laminate flooring to breakfast area, double door to under stairs storage cupboard and power points.



## FIRST FLOOR LANDING

With frosted glazed window to side, access to loft space, pendant light fitting, door to built in storage cupboard providing ample domestic shelving and storage space and doors to rooms including;



**BEDROOM ONE 5.00m x 3.94m (16'5" x 12'11")**

With Upvc double glazed window to rear, artex to ceiling, pendant light fitting, double panelled radiator, TV aerial socket, modern grey wood effect laminate flooring and power points.





**BEDROOM TWO 4.52m x 3.40m (14'10" x 11'2")**

With Upvc double glazed window to front with inset Georgian pattern, artex to ceiling, pendant light fitting, panelled radiator and power points.



**BEDROOM THREE 3.73m x 3.20m (12'3" x 10'6")**

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



## FIRST FLOOR FOUR PIECE BATHROOM 2.62m x 1.80m (8'7" x 5'11")

With Upvc double glazed frosted window to front with inset Georgian pattern, aqua boarding to ceiling, six spotlight fittings, fully tiled in marble effect wall ceramics, ceramic tiled flooring, modern chrome towel radiator, a white suite comprising of low level WC, pedestal sink unit, panelled bath unit with mixer tap and shower attachment and corner glazed shower cubicle with thermostatic direct flow shower.



## UTILITY ROOM 6.15m x 2.01m (20'2" x 6'7")

With Upvc double glazed rear access door, glazed window to side, panelled front access door with double glazed unit to side, two enclosed light fittings, Baxi boiler providing domestic hot water and central heating systems, plumbing for automatic washing machine, space for a condenser dryer, space for fridge/freezer, base mounted storage cupboards with work surface and stainless steel sink unit with mixer tap above, ceramic tiled flooring, panelled radiator and power points.

## EXTERNALLY

### FORE GARDEN

Bounded by concrete post and timber fencing along with mature hedges to borders, a double concrete driveway provides off road parking, lawn section and access alongside the property to;



## REAR GARDEN

Bounded by concrete/timber post and timber fencing, an expansive Indian stone paved area provides ample patio and sitting space, raised beds with mature shrubs, lawn section and access to the side of a property with gravelled area providing ease of maintenance.



## INTEGRAL GARAGE 3.63m x 2.84m (11'11" x 9'4")

With a red metal up and over door, Upvc double glazed window to side, pendant light fitting, power points and ample domestic 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.

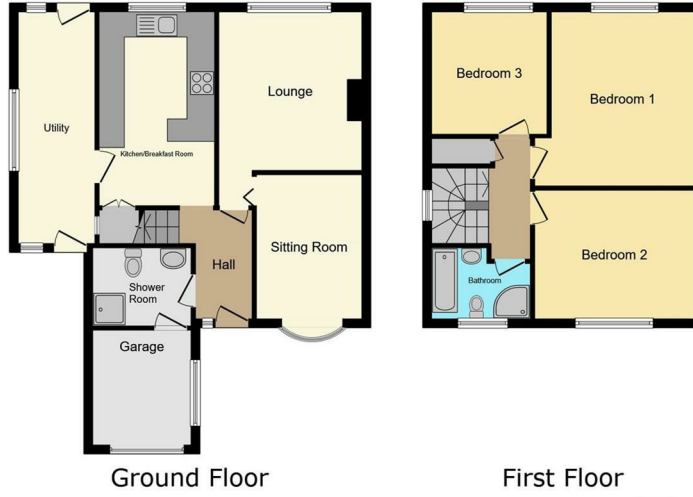
## SERVICES

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.

17 Hartington Street, Newcastle, ST5 8DR



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (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		78 C
55-68	D	64 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

