

2b, Stoneyfields Court Sandy Lane, Newcastle, Staffs, ST5 0LT



Leasehold £90,000

Bob Gutteridge Estate Agents are pleased to offer to market this ground floor flat situated in this ever popular and convenient Newcastle location which provides ease of access to the town where local shops, schools and amenities can all be located plus good road links to the A500. This property is enhanced with Upvc double glazing and in brief the accommodation comprises of entrance hall, lounge/dining room, fitted kitchen/breakfast room, two bedrooms and master bathroom and separate WC. Externally the property is situated on maintained grounds with the added benefit of off road parking for one vehicle. We can also confirm that this home is being sold with the advantage of no Vendor Chain!

ENTRANCE HALL

With part panelled/part glazed front access door with frosted glazed panels to sides, two pendant light fittings, smoke alarm, oak effect laminate flooring, wall mounted economy 7 electric heater, BT telephone point (subject to usual transfer regulations) door to built in storage cupboard and doors lead off to rooms including;

LOUNGE/DINING ROOM 5.66m x 3.30m (18'7" x 10'10")

With Upvc double glazed sliding patio door to front, Upvc double glazed window to front, two three lamp light fittings, feature fireplace with coal effect electric fire, beech wood effect laminate flooring, BT telephone extension, TV aerial socket and power points.



FITTED KITCHEN/BREAKFAST ROOM 2.74m x 3.53m (9'0" x 11'7")

With Upvc double glazed window to rear, four lamp light fitting, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with mixer tap above, plumbing for automatic washing machine, space for fridge/freezer, space for electric cooker, stainless steel extractor hood, ceramic splashback tiling, ceramic tiled flooring and power points.



BEDROOM ONE 4.24m x 2.82m (13'11" x 9'3")

With Upvc double glazed window to front, pendant light fitting, beech wood effect laminate flooring, power points and double doors reveal built in wardrobe providing ample domestic hanging and storage space etc.



BEDROOM TWO 3.58m x 2.49m (11'9" x 8'2")

With Upvc double glazed window to rear, pendant light fitting, beech wood effect laminate flooring, power points and double doors reveal built in wardrobe providing ample domestic hanging and storage space etc.



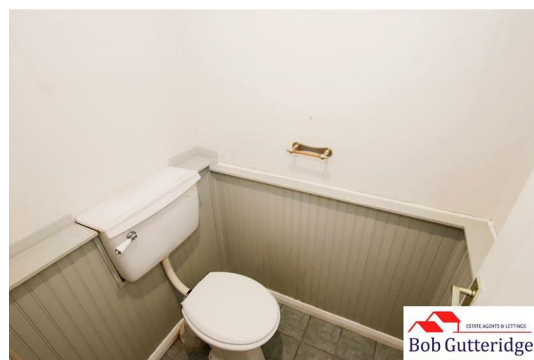
BATHROOM 2.49m x 1.65m (8'2" x 5'5")

With Upvc double glazed frosted window to rear, enclosed light fitting, extractor fan, ceramic half wall tiling, white suite comprising of vanity sink unit with chrome mixer tap above, panelled bath unit with taps above, ceramic tiled flooring and doors to built in airing cupboard housing a copper hot water cylinder.



DOWNSTAIRS WC 1.14m x 1.40m (3'9" x 4'7")

With pendant light fitting, wood panelling to ceiling, extractor fan, white low level WC, half panelling to walls and ceramic tiled flooring.



EXTERNALLY

MAINTAINED GROUNDS

This property is situated on maintained grounds and offers the added benefits of off road parking. To the rear of the property, a courtyard area which provides ample patio and sitting space along with an external store.



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 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

Lease start date : 25 March 1990

Lease end date : 25 March 2115

Lease term remaining : 90 Years

Service Charge - TBC

Ground Rent - TBC



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	47 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

