

23 St. Marys Road, Wolstanton, Newcastle, Staffs, ST5 0BS



Freehold £110,000

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional bay fronted town house situated in this popular and convenient Wolstanton Village location which provides ease of access to local shops, schools and amenities. This home is in need of modernisation/upgrade and in brief comprises of entrance lobby, bay fronted lounge, kitchen / diner and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers gardens to both front and rear. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

ENTRANCE LOBBY

With part panelled part glazed front access door, pendant light fitting, wall mounted electric night storage heater, stairs to first floor landing and multi-glazed frosted door leads off to;



LOUNGE 3.84m x 3.76m (12'7" x 12'4")

With secondary glazed bay window to front, pendant light fitting, a feature fireplace with inset log effect electric fire, power points and door leads off to;



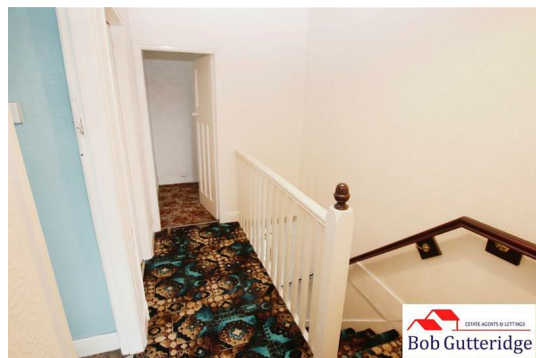
KITCHEN / DINING ROOM 3.81m x 3.40m (12'6" x 11'2")

With Upvc double glazed door to rear aspect, secondary double glazed window to rear aspect, base mounted storage cupboards providing ample domestic storage space, round edge work surfaces, single drainage stainless steel sink unit with taps above, ceramic tiled fireplace with log effect electric fire, power points and door to under stairs store providing ample domestic storage space.



FIRST FLOOR LANDING

With pendant light fitting and doors to rooms including;



BEDROOM ONE (REAR) 3.38m x 2.13m to wardrobes (11'1" x 7'0" to wardrobes)

With secondary double glazing to rear aspect, pendant light fitting, power points and sliding wardrobe doors reveal built in wardrobes providing ample domestic hanging space and storage space.



BEDROOM TWO (FRONT) 3.28m x 2.90m (10'9" x 9'6")

With secondary double glazing to front aspect, electric storage heater and power points.



BEDROOM THREE (FRONT) 3.00m x 2.18m to wardrobe (9'10" x 7'2" to wardrobe)

With secondary double glazing to front aspect, fitted wardrobe and power points.



FIRST FLOOR BATHROOM 1.83m x 1.83m (6'0" x 6'0")

With secondary double glazing to rear aspect, ceramic wall tiling, vinyl cushion flooring, a coloured suite comprising of low level WC, pedestal sink unit and panelled bath unit with electric shower above.



EXTERNALLY



FORE GARDEN

Bounded by garden brick/block walls along with mature hedges, a metal gate provides pedestrian access to the front of the property, brick paved pathways, mature shrubs and a shared entry leads alongside the property to;



REAR GARDEN

Bounded by concrete post and timber fencing, brick paved area provides ample patio and sitting space plus stone chipping providing ease of maintenance.



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.

PLEASE NOTE THIS PROPERTY DOES NOT CURRENTLY HAVE A GAS SUPPLY.

VIEWING

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	42 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

