

17 Peel Street, Wolstanton, Newcastle, Staffs, ST5 8BJ



Freehold £112,500

Bob Gutteridge Estate Agents are pleased to offer to the market this desirable traditional terraced home situated in this popular and convenient Wolstanton Village location which provides ease of access to local shop, schools and amenities as well as offering good road links to the A500. As you would expect this home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of sitting room, lounge, fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers an enclosed rear yard. Viewing is advised !

SITTING ROOM 3.48m x 3.48m (11'5" x 11'5")

With Upvc double glazed frosted front access door with double glazed skylight above, Upvc double glazed window to front, cornice to ceiling, pendant light fitting, panelled radiator, built in gas/electric meter cupboards, oak effect laminate flooring, power points and access off to;



LOUNGE 3.45m x 3.43m (11'4" x 11'3")

With Upvc double glazed window to rear, cornice to ceiling, pendant light fitting, panelled radiator, feature fireplace with inset electric fire, power points, door to under stairs store, stairs to first floor landing and access leads off to;



FITTED KITCHEN 2.74m x 1.68m (9'0" x 5'6")

With Upvc double glazed window to side, a range of base and wall mounted white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with mixer tap above, space for fridge/freezer, plumbing for slimline dishwasher, extractor fan, panelled radiator, vinyl flooring and power points. Access off to;



REAR LOBBY

With Upvc double glazed door to side aspect, vinyl flooring, store housing a Worcester combination gas central heating boiler fitted in 2024 providing the domestic hot water and central heating systems, plumbing for automatic washing machine, power points and door leads off to;

BATHROOM 1.83m x 1.68m (6'0" x 5'6")

With Upvc double glazed frosted window to side, fully tiled in wall ceramics with decorative border tile, panelled radiator, a vinyl cushion flooring, a white suite comprising of low level WC, pedestal sink unit and panelled bath unit.



FIRST FLOOR LANDING

With pendant light fitting and doors to rooms including;

BEDROOM ONE 3.53m x 3.45m (11'7" x 11'4")

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



BEDROOM TWO 3.51m x 3.45m (11'6" x 11'4")

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



EXTERNALLY

ENCLOSED REAR YARD

Bounded by garden brick walls, paved pathways providing ease of maintenance and access to an external brick 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

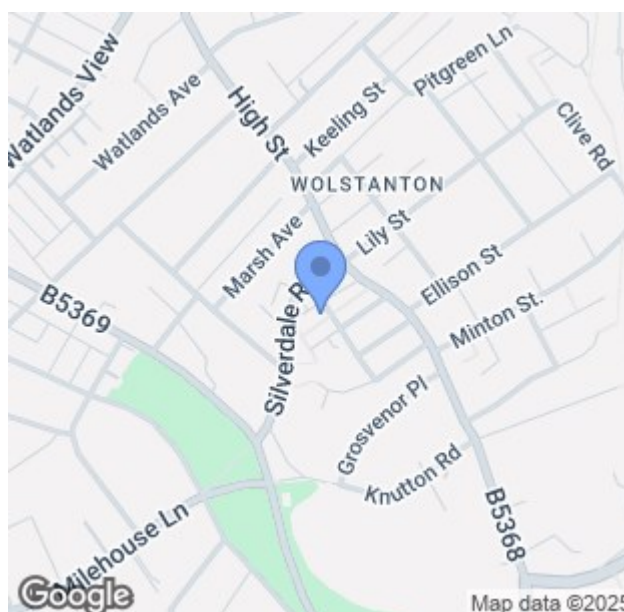
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	85 B
55-68	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

