

## 1 Saunders Road, Milehouse, Newcastle, Staffs, ST5 9DE



**Freehold £160,000**



Bob Gutteridge Estate Agents are delighted to bring to the market this traditional bay fronted semi detached home situated in this convenient Milehouse location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A34. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance lobby, bay fronted lounge, fitted kitchen/dining room and to the first floor are three bedrooms along with a first floor fully tiled bathroom. Externally the property offers gardens to both front and rear along with off road parking and a detached sectional garage. We are also pleased to confirm that this home is being sold with the advantage of No Vendor Upward Chain!

### ENTRANCE LOBBY

With Upvc double glazed frosted front access door, artex to ceiling, pendant light fitting, power point, double panelled radiator, vinyl cushion flooring, stairs to first floor landing and door leads off to;



### BAY FRONTED LOUNGE 4.93m x 3.81m (16'2" x 12'6")

With Upvc double glazed bay window to front with inset lead pattern to skylight, coving to ceiling, pendant light fitting, double panelled radiator, feature fireplace with granite hearth and inset, power points, TV aerial socket, BT telephone point (subject to usual transfer regulations), power points and door leads off to under stairs storage cupboard with Upvc double glazed frosted window to side, electricity consumer unit, pendant light fitting and ample domestic shelving space and storage space etc.



## FITTED KITCHEN/DINING ROOM 4.83m x 3.02m (15'10" X 9'11")

With two Upvc double glazed windows to rear, Upvc double glazed frosted side access door, coving to ceiling, two pendant light fittings, a Baxi Platinum combination boiler providing domestic hot water and central heating system, 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 chrome mixer tap above, space for freestanding gas cooker, plumbing for automatic washing machine, space for condenser dryer and plumbing for dishwasher, double panelled radiator and power points.



## FIRST FLOOR LANDING

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



**BEDROOM ONE 4.39m reducing to 3.48m x 2.92m (14'5" reducing to 11'5" x 9'7")**

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



**BEDROOM TWO 3.05m x 2.92m (10'0" x 9'7")**

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



**BEDROOM THREE 3.02m x 1.78m (9'11" x 5'10")**

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





## FIRST FLOOR FULLY TILED BATHROOM 1.75m x 1.93m (5'9" x 6'4")

With Upvc double glazed frosted window to front, fully tiled in high glazed wall ceramics with inset decorative mosaic border tile, double panelled radiator, vinyl cushion flooring, a white suite comprising of low level dual flush WC, pedestal sink unit with chrome mixer tap above, panelled bath unit with mixer tap and shower attachment.



## EXTERNALLY

### FORE GARDEN

Bounded by garden block walls along with concrete post and timber fencing with double metal gates providing vehicular access to the front of the property, a tarmac driveway leads alongside the property providing off road parking, brick paving providing ease of maintenance with shrubs to borders and access off to;

### ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing with paved area providing patio and sitting space, lawn section, access to a concrete sectional garage.



### DETACHED SECTIONAL GARAGE

With double timber access doors, glazed panels to sides and ample domestic external storage space etc.

### 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.

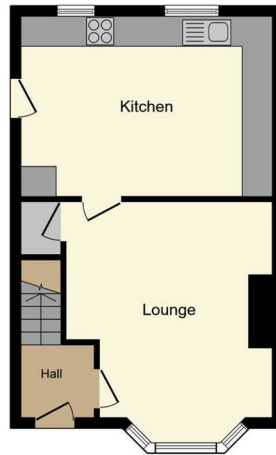
## **SERVICES**

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

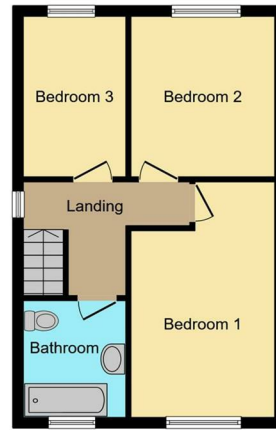
## **VIEWING**

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

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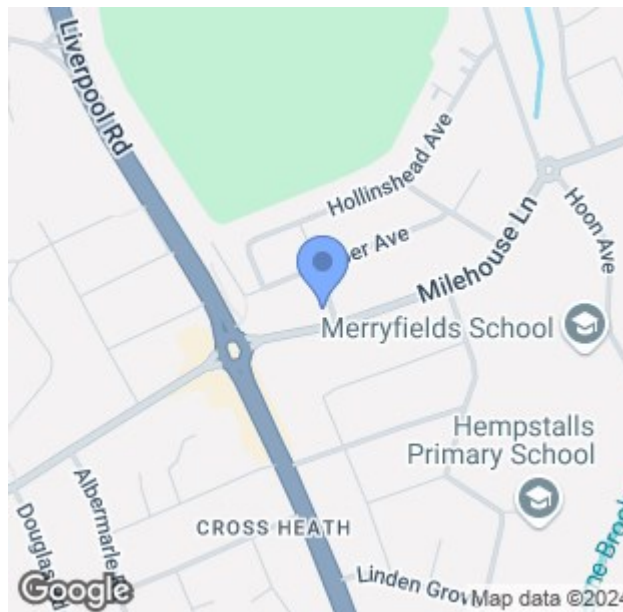


Ground Floor



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		85 B
69-80	C		
55-68	D		
39-54	E	50 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

