

## 30 Emberton Street, Wolstanton, Newcastle, Staffordshire, ST5 0BZ



**Freehold Offers in excess of £125,000**

Bob Gutteridge Estate Agents are pleased to offer to the market this spacious Victorian terraced home situated in this popular and convenient Wolstanton Village location which provides ease of access to local shops, 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 three generous bedrooms. Externally the property offers an enclosed rear yard. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

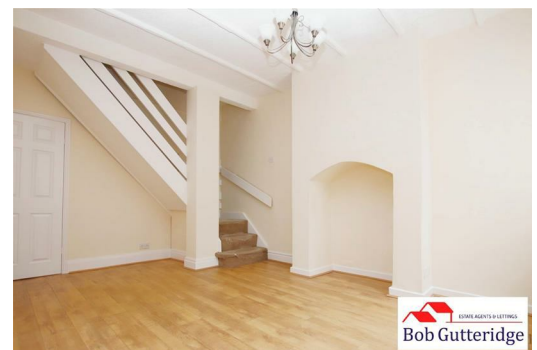
### **SITTING ROOM 3.45m x 3.40m (11'4" x 11'2")**

With Upvc double glazed window to front, Upvc double glazed front access door with inset frosted glazed panel, glazed skylight above, artex to ceiling, wood effect laminate flooring, built in meter cupboard with consumer unit, electric meter and gas meter, double panelled radiator, power points, Virgin Media connection point (subject to usual transfer regulations) and door leads off to;



### **LOUNGE 4.70m maximum x 3.53m (15'5" maximum x 11'7")**

With Upvc double glazed window to rear, artex to ceiling, five lamp brass and glass light fitting, Virgin Media connection point (subject to usual transfer regulations), double panelled radiator, seven power points, smoke alarm, Sky+HD connection point (subject to usual transfer regulations), stairs lead off to first floor landing and door leads off to;





**FITTED KITCHEN 4.70m x 1.91m (15'5" x 6'3")**

With Upvc double glazed side access door, Upvc double glazed window to side, artex to ceiling, four lamp light fitting, wall mounted beech wood storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel bowl and a half single drainer sink unit with chrome mixer tap above, built in four ring stainless steel hob unit with oven beneath, space for free standing fridge freezer, ceramic splash back tiling in mosaic tile effect, breakfast bar, plumbing for automatic washing machine, a gas combination boiler providing domestic hot water and central heating systems, doorway to entry, double panelled radiator, vinyl cushioned flooring in wood effect, doorway reveals;



**REAR LOBBY AREA**

With Upvc double glazed frosted window to side, artex to walls and ceiling and double doors reveal built in storage cupboards providing ample domestic shelving and storage space etc.

**GROUND FLOOR FULLY TILED BATHROOM 2.13m x 1.80m (7'0" x 5'11")**

With Upvc double glazed frosted window to side, artex to ceiling, coving, fully tiled in white high glaze ceramics with inset decorative chrome border tile, white suite comprising of low level dual flush WC, pedestal sink unit, panelled bath unit with mixer tap and thermostatic direct flow shower and vinyl cushioned flooring in oak effect.



**FIRST FLOOR LANDING**

With artex to ceiling, two pendant light fittings, battery mains smoke alarm and doors to rooms including;

**BEDROOM ONE 4.47m x 3.40m (14'8" x 11'2")**

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



**BEDROOM TWO 3.68m x 2.57m (12'1" x 8'5")**

With Upvc double glazed window to rear, pendant light fitting, access to loft space single panelled radiator and four power points.



**BEDROOM THREE 4.72m x 1.93m (15'6" x 6'4")**

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



**EXTERNALLY**



## REAR YARD

Bounded by garden brick walls and timber decked area providing patio and sitting space and shrubs to borders.



## 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**

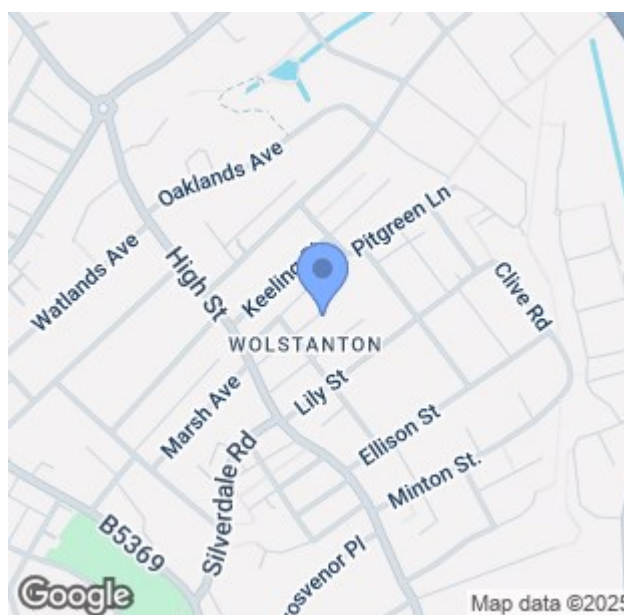
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

**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		84 B
69-80	C		
55-68	D	59 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

