

43 Hempstalls Grove, Newcastle, Staffs, ST5 9NS



Freehold £159,950

Bob Gutteridge Estate Agents are pleased to offer to the market this recently updated end townhouse situated in a cul de sac location in Newcastle which provides ease of access to the town centre where shops, schools and amenities can all be located as well as offering good road links to the A34. As you would expect this property offers the benefits of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance lobby, lounge, fitted kitchen/dining room, downstairs WC and to the first floor are three good sized bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear along with scope to allow for off road parking subject to planning consents. We are also pleased to confirm that this property is being sold with the advantage of No Vendor Chain!

ENTRANCE HALL

With Upvc double glazed frosted front access door, four double coat hooks, electricity consumer unit, pendant light fitting, double panelled radiator, stairs to first floor landing and door leads off to;



LOUNGE 4.42m x 3.33m (14'6" x 10'11")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, Virgin and BT telephone points (subject to usual transfer regulations), built in meter cupboard, feature fireplace with built in electric coal effect fire, power points and door leads off to;



FITTED KITCHEN/DINER 4.42m x 2.97m (14'6" x 9'9")

With two Upvc double glazed windows to rear, two pendant light fittings, a range of base and wall mounted beech wood effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in four ring gas hob unit with oven beneath and extractor hood above, ceramic splashback tiling, built in stainless steel sink unit with mixer tap above, space for fridge/freezer, plumbing for automatic washing machine, Baxi Duo-Tec combination boiler providing domestic hot water and central heating systems, tile effect laminate flooring, TV aerial connection point, wall mounted thermostat, power points and part panelled/part glazed door leads off;



REAR LOBBY AREA

With Upvc double glazed side access door, pendant light fitting, ceramic tiled flooring, door to under stairs storage cupboard and door to;

DOWNSTAIRS WC 1.52m x 0.84m (5'0" x 2'9")

With Upvc double glazed frosted window to side, pendant light fitting, high level WC and ceramic tiled flooring.



FIRST FLOOR LANDING

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

BEDROOM ONE (REAR) 3.35m x 2.87m (11'0" x 9'5")

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



BEDROOM TWO (FRONT) 3.05m x 3.12m (10'0" x 10'3")

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



BEDROOM THREE 2.44m x 2.39m (8'0" x 7'10")

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



FIRST FLOOR BATHROOM 1.88m maximum x 2.11m (6'2" maximum x 6'11")

With Upvc double glazed frosted window to front, enclosed light fitting, a modern white suite comprising low level WC, pedestal sink unit, panelled bath unit and mixer tap and shower attachment, aqua boarding to splashback, extractor fan, double panelled radiator and vinyl cushion flooring.



EXTERNALLY

FORE GARDEN

Bounded by concrete post and timber fencing along with mature hedges with paved and concrete area offering potential to create off road parking subject to the kerb being dropped (subject to usual planning consents), lawn section, a metal gate provides pedestrian access to the front of the property, paved pathways lead alongside the property.



REAR GARDEN

Bounded by mature hedges to borders along with concrete post and timber fencing, paved area providing ample domestic patio and sitting space, tiered up with lawn section and garden timber shed to rear providing ample domestic external storage space.



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

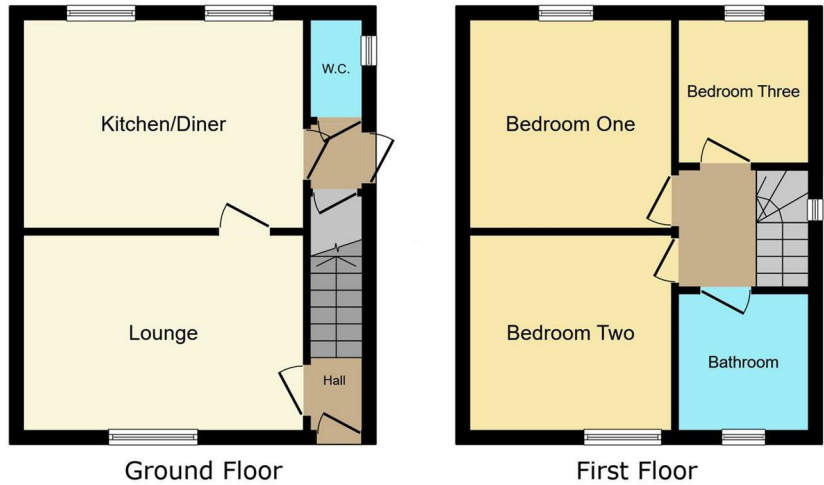
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



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 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		
69-80	C		
55-68	D	64 D	79 C
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

