

## 6 Newcroft Court, 81 Albert Terrace, Wolstanton, Newcastle, Staffs, ST5 8AY



**Freehold £119,950**



Bob Gutteridge Estate Agents are pleased to offer to the market this desirable semi detached bungalow situated on this well maintained development in Albert Terrace, Wolstanton which provides ease of access to local shops, schools and amenities as well as offering good road links. This complex is aimed at the over 55's and in brief the accommodation comprises of entrance lobby, lounge/dining room, fitted kitchen, shower room and bedroom. Externally the property is set on maintained grounds with communal garden to rear and unallocated parking on a first come, first served basis. This property offers timber double glazed windows along with gas central heating. We can also confirm this property is being sold with the advantage of No Vendor Chain !

### ENTRANCE LOBBY

With multi glaze frosted front access door, coving to ceiling, pendant light fitting, electricity consumer unit, panelled radiator and door leads off to;

### LOUNGE/DINING ROOM 4.98m x 3.35m (16'4" x 11'0")

With double glazed bow window to front, coving to ceiling, pendant light fitting, smoke alarm, brick feature fireplace with built in electric coal effect fire, TV aerial connection point, panelled radiator, BT telephone point (subject to usual transfer regulations), power points and door to;



### INNER HALLWAY

With access to loft space, pendant light fitting, coving, smoke alarm, power points, door to built in airing cupboard housing a copper water cylinder and double doors reveal built in storage cupboard with pendant light fitting, coat hooks and vent for condenser dryer.



### FITTED KITCHEN 2.97m x 2.06m (9'9" x 6'9")

With double glazed window to rear, coving to ceiling, florescent tube light fitting, 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 stainless steel sink unit with mixer tap above, ceramic splashback tiling, vinyl cushion flooring, double panelled radiator, space for under counter fridge, plumbing for automatic washing machine, space for electric cooker with extractor hood above, power points and a Worcester Greenstar boiler providing domestic hot water and central heating systems.



**BEDROOM 3.96m into wardrobe x 2.84m (13'0" into wardrobe x 9'4" )**

With double glazed window to rear, coving to ceiling, pendant light fitting, power points, panelled radiator and sliding mirror wardrobe door reveals built in wardrobe providing ample domestic hanging space and storage space etc.



**BATHROOM 2.84m x 1.68m (9'4 x 5'6)**

With coving to ceiling, globe light fitting, extractor fan, a coloured suite comprising of low level WC,, pedestal sink unit with vanity cupboard above, panelled bath unit aqua boarding to splashback plus electric shower, vinyl cushion flooring and wall light fitting.



**EXTERNALLY**





**MAINTAINED GROUNDS**

This home is set on maintained grounds and access to 81 Newcroft Court where communal gardens, bin store and access to a enclosed communal garden to rear with a wealth of mature shrubs and plants to borders. This property provides unallocated parking on a first come, first served basis.



**SERVICE CHARGE**

The property is on maintained grounds and as such these are maintained by Beth Johnson. Within the service charge is maintenance of the grounds, window cleaning and builders insurance plus a £1 ground rent per annum charge. The monthly charge is £76.08, which is reviewed annually.

There is a 0.5% charge per year of ownership.

**COUNCIL TAX**

Band 'B' amount payable to Newcastle under Lyme Borough Council.

**MORTGAGE**

We have access to a financial adviser that specialises in residential mortgages and has access to a host or 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**

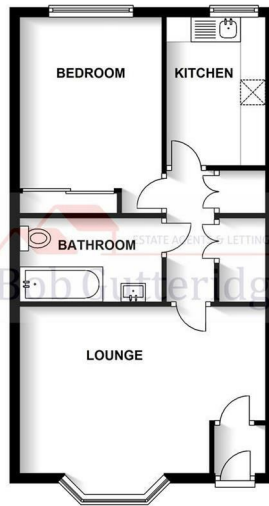
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

## **NOTE**

We are informed by the solicitors acting for the vendors that upon any transfer of the property the seller is obliged to pay such sum as is equivalent to whichever is the greatest of either 1% of the agreed value of the property or 0.5% of the consideration to be paid by the transferee in each case multiplied by the number of years apportioned if necessary on the basis of complete months of the sellers ownership of the property.

# GROUND FLOOR

APPROX. 493.9 SQ. FEET



TOTAL AREA: APPROX. 493.9 SQ. FEET

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 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

