

73 Hempstalls Lane, Newcastle, Staffs, ST5 0SD



Freehold Offers in excess of £149,950

Bob Gutteridge Estate Agents are pleased to offer to the market this desirable end town house situated in this convenient Newcastle town centre location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A34. This property offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance lobby, lounge, fitted kitchen/dining room, half brick and Upvc double glazed conservatory, downstairs WC and to the first floor are two double bedrooms along with a first floor shower room. Externally the frontage is tarmac to allow for off road parking for two or so vehicles and to the rear an enclosed ease of maintenance garden can be located. Viewing of this property is considered a must!

ENTRANCE LOBBY

With composite double glazed frosted front access door, pendant light fitting, built in meter cupboard, coat hooks, panelled radiator, stairs to first floor landing and door leads off to;



BAY FRONTED LOUNGE 3.94m into bay x 4.42m' (12'11" into bay x 14'6')

With Upvc double glazed bay window to front, coving to ceiling, enclosed light fitting, feature fireplace with built in living flame coal effect gas fire, TV aerial connection point, Virgin Media connection point (subject to usual transfer regulations), modern grey laminate flooring, double panelled radiator, power points and door leads off to;



FITTED KITCHEN/DINING ROOM 4.39m x 3.02m (14'5" x 9'11")

With part panelled/part glazed side access door, Upvc double glazed window to rear, two enclosed LED light fittings, a range of base and wall mounted maple wood effect 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, built in four ring gas hob unit with oven beneath and extractor hood above, ceramic splashback tiling, plumbing for automatic washing machine, space for fridge/freezer, double panelled radiator, tile effect flooring, power points and access leads off to;



HALF BRICK AND UPVC DOUBLE GLAZED CONSERVATORY 2.87m x 2.69m (9'5" x 8'10")

With Upvc double glazed panels to sides and rear aspects, Upvc double glazed side access door, tile effect flooring and power points.



REAR LOBBY AREA

With Upvc double glazed frosted side access door, pendant light fitting and door to;

GROUND FLOOR WC 1.07m x 0.84m (3'6" x 2'9")

With Upvc double glazed frosted window to side, enclosed light fitting, a white low level dual flush WC, Worcester boiler providing domestic hot water and central heating systems, tile effect flooring.



BUILT IN STORE

With pendant light fitting and ample domestic hanging and storage space.

FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, pendant light fitting, access to loftspace, smoke alarm and doors to rooms including;



BEDROOM ONE (FRONT) 3.07m x 4.45m (10'1" x 14'7")

With Upvc double glazed window to front, pendant light fitting, panelled radiator and power points, door to built in storage cupboard providing ample domestic shelving and storage space.



BEDROOM TWO 3.38m x 2.84m (11'1" x 9'4")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points and built in wardrobe with sliding wardrobe doors provides ample domestic hanging and storage space etc.



FIRST FLOOR SHOWER ROOM 2.84m x 2.46m (9'4" x 8'1")

With Upvc double glazed frosted window to rear, three lamp light fitting, ceramic half wall tiling, a white suite comprising low level WC, pedestal sink unit with chrome mixer tap above, walk in double shower enclosure with glazed shower screen and Triton electric shower, tile effect flooring, panelled radiator and door to built in airing cupboard housing a copper hot water cylinder along with ample domestic drying space and storage space etc.



EXTERNALLY

FORE GARDEN

Bounded by concrete post and timber fencing along with garden brick walls and mature hedges, double metal gates providing vehicular access to the front of the property with a tarmac driveway providing off road parking for two vehicles, stone chipping providing ease of maintenance and access which leads alongside the property via garden metal gate.



REAR GARDEN

Bounded by concrete post and timber fence panels along with concrete panels, a brick paved and decked area provides ample domestic patio and sitting space, limestone chippings provide ease of maintenance, greenhouse and access to a aluminium shed 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.

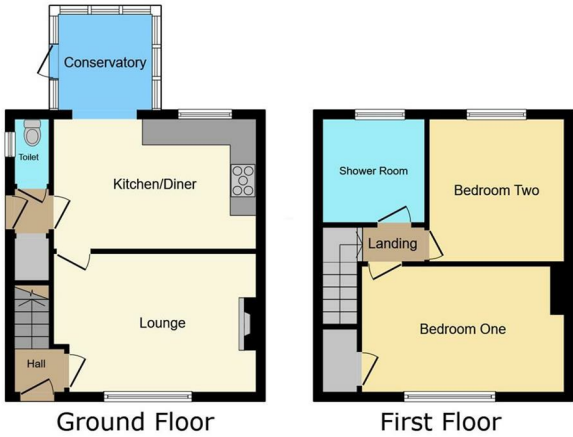
SERVICES

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.

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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		
69-80	C		
55-68	D	58 D	74 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

