

86 Dimsdale Parade East, Wolstanton, Newcastle, Staffs, ST5 8DS



Offers in excess of £125,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable terraced home situated on "The Crescent" in Wolstanton which is just a short walk from the popular Wolstanton Marsh as well as being near to local shops, schools and amenities. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas combi central heating. In brief the accommodation comprises of storm porch, bay fronted sitting room, lounge, fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers a fore garden and enclosed rear yard. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN ! Viewing Advised !

STORM PORCH

With Upvc double glazed frosted front access door, quarry tiled flooring and multi-glazed door provides access off to;

BAY FRONTED SITTING ROOM 3.78m x 3.66m into bay (12'5" x 12'0" into bay)

With Upvc double glazed bay window to front, coving to ceiling, decorative ceiling rose, pendant light fitting, decorative dado rail, feature fireplace with ceramic inset tiling, built in gas/electric meter cupboards, power points, Virgin Media connection point (Subject to usual transfer regulations), stairs to first floor landing and access off to;



LOUNGE 3.76m x 3.38m (12'4" x 11'1")

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, two double wall light fittings, decorative dado rail, oak effect laminate flooring, feature fireplace with inset electric coal effect fire, power points and access off to;



FITTED KITCHEN 4.39m x 2.08m (14'5" x 6'10")

With Upvc double glazed window to side, Upvc side access door, two three lamp light fittings, Valliant combination boiler providing the domestic hot water and central heating systems, a range of base and wall mounted shaker oak effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in bowl and a half stainless steel sink unit with mixer tap above, space for freestanding electric cooker, space for American fridge/freezer, plumbing for automatic washing machine, space for condenser dryer, ceramic splashback tiling, ceramic tiled flooring, power points and access off to;



GROUND FLOOR BATHROOM 2.82m x 1.98m (9'3" x 6'6")

With Upvc double glazed frosted window to side, light fitting, a white three piece suite comprising of low level WC, pedestal sink unit with taps above, panelled bath unit with Victorian style mixer tap with hair attachment, ceramic splashback tiling, ceramic tiled flooring, radiator and door to built in store providing ample domestic shelving and storage space.



FIRST FLOOR LANDING

With pendant light fitting, smoke alarm and doors to rooms including;



BEDROOM ONE (FRONT) 3.78m x 3.07m (12'5" x 10'1")

With Upvc double glazed window to front, coving to ceiling, pendant light fitting, wall light fitting, panelled radiator, recessed area for wardrobe and power points.



BEDROOM TWO (REAR) 3.78m x 3.38m (12'5" x 11'1")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, decorative dado rail, access to loft space, recessed area for wardrobe and power points.



EXTERNALLY



FORE GARDEN

With garden block walls along with concrete post and timber fencing, metal gate provides pedestrian access to the front of the property, paved pathways, lawn section with mature shrubs and plants to borders.



ENCLOSED REAR

Bounded by concrete post and timber fencing, a timber gate provides pedestrian access to the rear of the property, paved pathways, gravelled and paved patio area providing ample sitting and patio space, mature shrubs and access to a timber motorbike store.



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

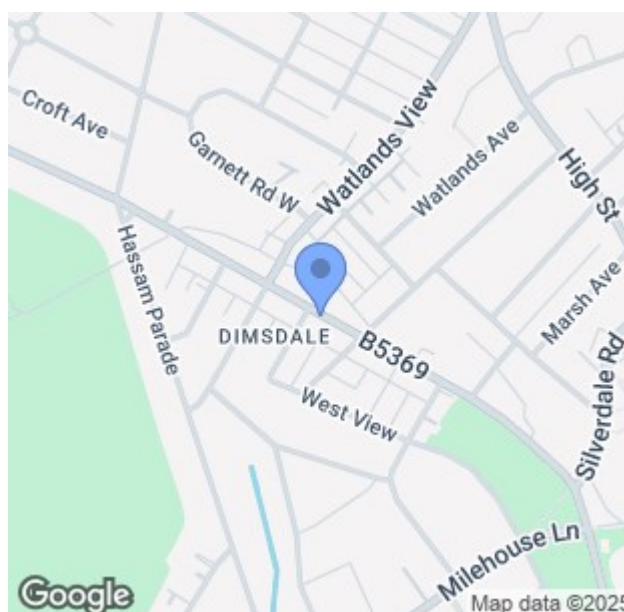
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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		88 B
69-80	C		
55-68	D	64 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

