

## 8 Clews Walk, Wolstanton, Newcastle, Staffs, ST5 8RG



**Freehold £210,000**



Bob Gutteridge Estate Agents are delighted to bring to the market this modern day detached home situated in a pleasant cul de sac location in Wolstanton which provides ease of access to the village where local shops, schools and amenities can all be located. As you would expect 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, spacious lounge, open plan modern fitted kitchen/dining room, half brick Upvc double glazed conservatory and to the first floor are three bedrooms along with a first floor shower room. Externally the property offers gardens to both front and rear along with off road parking and a detached sectional garage. We can also confirm this home is being sold with the advantage of No Vendor Upward Chain !

### ENTRANCE LOBBY

With Upvc double glazed frosted front access door with inset lead pattern, pendant light fitting, coving, electricity fuses, four double coat hooks, oak effect laminate flooring, and door leads off to;

### BAY FRONTED LOUNGE 4.88m into bay x 4.60m (16'0" into bay x 15'1")

With Upvc double glazed bay window to front with inset lead pattern, artex to ceiling, smoke alarm, three double wall light fittings, double panelled radiator, TV aerial connection point, BT telephone point (subject to usual transfer regulations), power points, stairs to first floor landing and archway provides access off to;



**FITTED KITCHEN / DINING ROOM 4.60m x 2.57m (15'1" x 8'5")**

With Upvc double glazed window to rear, Upvc double glazed sliding patio door to rear, artex to ceiling, two pendant light fittings, double panelled radiator, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in marble effect with built in stainless steel sink unit with chrome mixer tap above, built in Logic four ring ceramic hob unit with oven beneath, plumbing for automatic washing machine, space for fridge/freezer, panelled radiator, oak effect laminate flooring, power points and door to built in boiler cupboard housing a Glow-Worm Ultra Calm 15 boiler providing domestic hot water and central heating systems, access off to;



**HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 2.54m x 1.85m (8'4" x 6'1")**

With Upvc double glazed sliding patio door to side, Upvc double glazed panels to rear and sides, ceramic tiled flooring.



**FIRST FLOOR LANDING**

With Upvc double glazed frosted window to side, access to loft space, pendant light fitting, power point, doors lead off to rooms including;



**BEDROOM ONE (FRONT) 3.45m x 2.69m (11'4" x 8'10")**

With Upvc double glazed window to front with inset lead pattern, artex to ceiling, pendant light fitting, panelled radiator and power points.



**BEDROOM TWO (REAR) 3.56m x 2.64m (11'8" x 8'8")**

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



**BEDROOM THREE (REAR) 2.08m x 1.85m (6'10" x 6'1")**

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



**FIRST FLOOR SHOWER ROOM 2.57m into recess x 1.83m (8'5" into recess x 6'0")**

With Upvc double glazed frosted window to front with inset lead pattern, artex to ceiling, pendant light fitting, a coloured suite comprising low level WC, pedestal sink unit, corner glaze shower cubicle with thermostatic direct flow shower, aqua boarding to splashback, ceramic half wall tiling, chrome towel radiator, vinyl cushion flooring and door to built in airing cupboard housing a copper water cylinder providing ample domestic drying space and storage space etc.



**EXTERNALLY**

**FORE GARDEN**

With lawn section to frontage with plants to border, a paved driveway provides access alongside the property along with providing off road parking for several vehicles, access leads off to;



## REAR GARDEN

Bounded by concrete post and timber fencing, with Indian stone paved area providing ample domestic patio and sitting space, timber decked area and access to a concrete sectional garage with metal up and over door and ample domestic external storage space etc.



## COUNCIL TAX

Band 'C' 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.

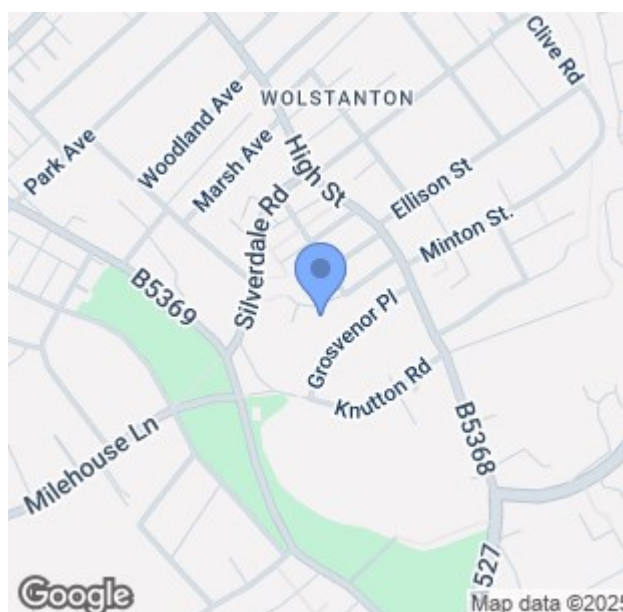
## VIEWING

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 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

**Bob Gutteridge**  
ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	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

