

## 51 Keeling Street, Wolstanton, Newcastle, Staffs, ST5 0DL



**Freehold £119,950**

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented traditional terraced home situated in this ever popular and convenient Wolstanton village location which provides ease of access to the high street where local shops, schools, doctors and amenities can all be located as well as providing good road links to both the A34 and A500. This property as you would expect offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of sitting room, lounge, fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms with built in wardrobes. Externally the property enjoys an ease of maintenance enclosed rear yard offering pleasant space to sit and unwind after a long day. We can also confirm this home is being sold with the advantage of No Vendor Chain!

### **DINING ROOM 3.48m x 3.12m (11'5" x 10'3")**

With Upvc front access door with double glazed skylight above, Upvc double glazed window to front, coving to ceiling, pendant light fitting, built in gas and electricity meter cupboard, Virgin media connection point (subject to usual transfer regulations), panelled radiator, oak effect laminate flooring, power points and access leads off to;

### **LOUNGE 3.53m x 3.48m (11'6" x 11'5" )**

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, smoke alarm, wall mounted thermostat, panelled radiator, TV aerial connection lead, power points, door to understairs storage cupboards, stairs to first floor landing, wood effect laminate flooring, and door leads off to;





**FITTED KITCHEN 3.20m x 1.63m (10'6" x 5'4" )**

With Upvc double glazed window to side, coving to ceiling, three lamp light fitting, a range of base and wall mounted oak 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, space for freestanding cooker, modern vertical radiator, ceramic splashback tiling, ceramic tiled flooring, plumbing for automatic washing machine, power points and access to;



**REAR LOBBY AREA**

With Upvc double glazed frosted side access door, access to loft space, ceramic tiled flooring and door to built in boiler cupboard housing a Baxi 800 combination boiler providing domestic hot water and central heating systems.

**GROUND FLOOR BATHROOM 2.49m x 1.50m (8'2" x 4'11")**

With Upvc double glazed frosted window to side, four lamp light fitting, extractor fan, modern chrome towel radiator, fully tiled in high glaze wall ceramics with decorative mosaic border tile, extractor fan, a white suite comprising of low level WC, pedestal sink unit, panelled bath unit with thermostatic direct flow shower above and ceramic tiled flooring.



**FIRST FLOOR LANDING**

With three lamp light fitting, smoke alarm, doors to rooms including;



**BEDROOM ONE (FRONT) 3.07m x 3.12m to chimney breast (10'1" x 10'3" to chimney breast)**

With Upvc double glazed window to front, coving to ceiling, pendant light fitting, dado rail, panelled radiator and built in double wardrobes providing ample domestic hanging and storage space.



**BEDROOM TWO 3.53m x 3.48m (11'7" x 11'5")**

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



## ENCLOSED REAR YARD

Bounded by garden brick walls along with timber fencing, timber gate provides pedestrian access to the rear of the property, paved area provides ample patio and sitting space and a garden timber shed provides 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 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

