

2 Dorset Place, Clayton, Newcastle, Staffordshire, ST5 3DG



Freehold Offers in excess of £179,950

Bob Gutteridge Estate Agents are delighted to bring to the market this well presented semi detached bungalow situated in a highly regarded cul de sac in Clayton which provides ease of access to local shops, schools and amenities as well as being well placed for access to the A34 & North Staffs NHS Hospital. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, fitted kitchen, open plan lounge / dining room, two bedrooms, conservatory and a fully tiled bathroom. Externally the property offers gardens to both front and rear aspects along with ample off road parking and a detached sectional garage. Viewing Of This Home Is A Must !

ENTRANCE HALL

With Upvc double glazed frosted side access door with double glazed frosted window to side, pendant light fitting, power points, vinyl cushion flooring and access to a built in store housing Worcester gas combi central heating boiler providing the domestic hot water and central heating systems.

FITTED KITCHEN 2.84m x 2.74m (9'4" x 9'0")

With Upvc double glazed side access door, Upvc double glazed window to side, light fitting, a range of base and wall mounted textured storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with taps above, space for freestanding gas cooker, plumbing for automatic washing machine, ceramic splashback tiling, vinyl cushion flooring and power points.



LOUNGE / DINER 5.69m x 3.45m (18'8" x 11'4")

With Upvc double glazed window to front, pendant light fitting, coving to ceiling, panelled radiator, ceramic tiled fireplace with inset living flame coal effect gas fire and power points. Door leads off to;



INNER HALLWAY

With pendant light fitting, panelled radiator, access to loft space with retractable ladder, built in store and doors to rooms including;

FULLY TILED BATHROOM

With Upvc double glazed frosted window to side, a white suite comprising of low level WC, pedestal sink unit, panelled bath unit with shower, panelled radiator, vinyl cushion flooring and ceramic wall tiling with inset decorative border tile.



BEDROOM ONE 3.84m x 3.45m (12'7" x 11'4")

With Upvc double glazed patio doors to rear, coving to ceiling, pendant light fitting, panelled radiator, power points and built in double wardrobes with matching over bed storage providing ample domestic hanging space and storage space. Access leads off to;



UPVC DOUBLE GLAZED CONSERVATORY 2.84m x 2.39m (9'4" x 7'10")

With Upvc double glazed panels to side and rear, Upvc double glazed patio door to side, wall light fitting and power points.



BEDROOM TWO 3.35m x 2.74m (11'0" x 9'0")

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



EXTERNALLY

FORE GARDEN

With garden brick/block walls to borders, raised beds with plum slate shipping along with mature shrubs, lawn section and a brick paved driveway provides ample off road parking for several vehicles as well as providing access off to;



ENCLOSED REAR GARDEN

Bounded by concrete/timber post and timber fencing, two paved area provide ample patio and sitting space, paved pathways, two lawn sections, plum slate/lime stone chipping area providing ease of maintenance, external cold water feed and access leads off to;



DETACHED SECTIONAL GARAGE 5.92m x 2.54m (19'5" x 8'4")

With double timber access doors, three Upvc double glazed windows and ample domestic external storage space.

COUNCIL TAX

Band 'B' 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

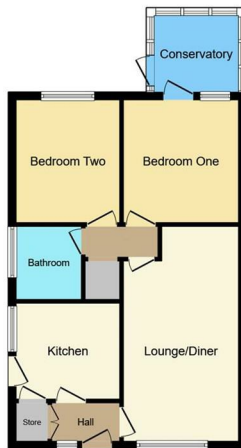
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



Floor Plan

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		85 B
69-80	C	69 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

