

10 Park Avenue West, Wolstanton, Newcastle, Staffs, ST5 8DN



Freehold £139,950

Bob Gutteridge Estate Agents are delighted to bring to the market this immaculately presented fore-courted Victorian terraced home situated in this popular residential street in Wolstanton which provides ease of access to Wolstanton Marsh as well as being a short distance from the village where local shops, schools and amenities can all be located. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combination central heating. In brief the accommodation comprises of entrance hall, bay fronted sitting room, separate lounge/diner, fitted kitchen, ground floor fully tiled bathroom and to the first floor are two bedrooms along with an En-suite shower room off the master bedroom. Externally the property enjoys a fore-court to frontage along with an enclosed rear yard/garden. We can also confirm that this home is being sold with the added advantage of No Vendor Chain!

ENTRANCE HALL 3.84m x 0.91m (12'7" x 3'0")

With Upvc double glazed frosted front access door with double glazed skylight above, coving to ceiling, pendant light fitting, oak effect laminate flooring and access leads off to;



BAY FRONTED SITTING ROOM 4.22m into bay x 2.49m (13'10" into bay x 8'2")

With Upvc double glazed bay window to front, coving to ceiling, pendant light fitting, double panelled radiator, built in electricity meter cupboard, BT telephone point (subject to usual transfer regulations) and power points.



LOUNGE/DINING ROOM 3.56m x 4.34m (11'8" x 14'3")

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, two wall light fittings, modern vertical double radiator, power points, wall mounted electric focal fire, power points, stairs to first floor landing, door to under-stairs storage cupboard and multi-glazed door provides access off to;



FITTED KITCHEN 3.35m x 1.88m (11'0" x 6'2")

With Upvc double glazed window to side, artex to ceiling, enclosed light fitting, Biasi combination boiler providing domestic hot water and central heating systems, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, square edge work surface in wood block effect with built in four ring gas hob unit with double oven beneath plus extractor hood above, built in bowl and a half stainless steel sink unit with chrome mixer tap above, plumbing for automatic washing machine, ceramic splashback tiling, ceramic floor tiling, modern vertical double radiator, BT telephone point, CO detector and access leads off to;



REAR LOBBY AREA

With Upvc double glazed frosted side access door, pendant light fitting, ceramic tiled flooring, space for fridge/freezer, power points and access to;

FULLY TILED GROUND FLOOR BATHROOM 2.54m x 1.70m (8'4" x 5'7")

With Upvc double glazed frosted window to side, enclosed light fitting, fully tiled in modern wall ceramics with inset decorative mosaic border tile, a white built in suite comprising of dual flush WC, vanity sink unit with Monobloc chrome mixer tap above, panelled bath unit with chrome mixer tap above, corner glazed shower cubicle with thermostatic direct flow shower with separate hair attachment, aqua boarding in marble effect splashback, ceramic tiled flooring and modern vertical chrome towel radiator.



FIRST FLOOR LANDING

With spotlight fitting and doors leading off to rooms including;



BEDROOM ONE (REAR) 4.39m reducing to 2.77m x 3.53m maximum (14'5" reducing to 9'1" x 11'7" maximum)

With Upvc double glazed window to rear, access to loft space, five spotlight fittings, double panelled radiator, single panelled radiator, power points, built in double wardrobes providing ample domestic hanging and storage space and access leads off to;



EN-SUITE SHOWER ROOM 1.85m x 1.47m (6'1" x 4'10")

With enclosed light fitting, Manrose extractor fan, fully tiled in high glaze modern grey wall ceramics, a white built in suite comprising of low level dual flush WC, vanity sink unit with chrome mixer tap above, corner glazed shower cubicle with thermostatic direct flow shower with separate hair attachment, aqua boarding to splashback, chrome vertical towel radiator and vinyl cushion flooring.



EXTERNALLY

REAR GARDEN

Bounded by concrete post and timber fencing with paved pathways providing ease of maintenance, flagged area provides domestic patio and sitting space, garden timber shed provides ample domestic external storage space.

FORE COURT TO FRONTAGE

Bounded by garden brick walls with a metal gate providing pedestrian access to the front of the property, paved providing ease of maintenance.

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.



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		
69-80	C		
55-68	D		68 D
39-54	E	47 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

