

31 Keeling Street, Wolstanton, Newcastle, Staffs, ST5 0DL



Freehold Offers in excess of £135,000

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully modernised and updated Victorian terraced home situated in this Wolstanton village location which provides ease of access to the high street 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 combi central heating and in brief the accommodation comprises of dining room, spacious lounge with French doors leading out on to the garden, new fitted kitchen and to the first floor are two generous bedrooms along with a beautiful new first floor bathroom. Externally the property offers an enclosed garden to the rear. We can also confirm this home is being sold with the added benefit of No Vendor Upward Chain!

DINING ROOM 3.10m x 3.45m (10'2" x 11'4")

With Upvc double glazed frosted front access door with frosted double glazed skylight above, Upvc double glazed window to front, three lamp light fitting, double panelled radiator, built in gas and electricity meter cupboard with consumer meter etc, power points and door leads off to;



LOUNGE 3.56m x 3.45m (11'8" x 11'4")

With Upvc double glazed French doors to rear with double glazed units above, three lamp light fitting, wall mounted electric fire, panelled radiator, power points, door to under stairs store, stairs to first floor landing and access off to;



NEW FITTED KITCHEN 3.00m x 1.70m (9'10" x 5'7")

With Upvc double glazed window to side, six spotlight fittings, a range of base and wall mounted soft grey storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with matching upstands, built in stainless steel sink unit with chrome mixer tap above, plumbing for automatic washing machine, built in four ring ceramic hob unit with oven beneath and extractor hood above, space for fridge/freezer, modern grey wood effect laminate flooring, vertical radiator and power points.



FIRST FLOOR LANDING

With two LED light fittings, smoke alarm and doors to rooms including;



BEDROOM ONE (FRONT) 3.45m x 3.07m (11'4" x 10'1")

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



BEDROOM TWO (REAR) 3.56m x 2.41m (11'8" x 7'11")

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, power points, door to built in wardrobe providing ample domestic hanging and storage space.



FIRST FLOOR BATHROOM 3.00m x 1.73m (9'10" x 5'8")

With Upvc double glazed frosted window to rear, five LED spotlight fittings, a modern white suite comprising low level dual flush WC, pedestal sink unit with chrome mixer tap above, panelled bath unit with chrome mixer tap with thermostatic direct flow shower with separate hair attachment, marble effect splashback tiling, vinyl cushion flooring and door to built in boiler cupboard housing a Main Eco combi boiler providing domestic hot water and central heating systems.



EXTERNALLY

ENCLOSED REAR YARD

Bounded by concrete post and timber fencing along with garden brick/block walls, a paved area provides ample patio and sitting space, lawn section with shrubs to borders and a garden timber shed provides 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

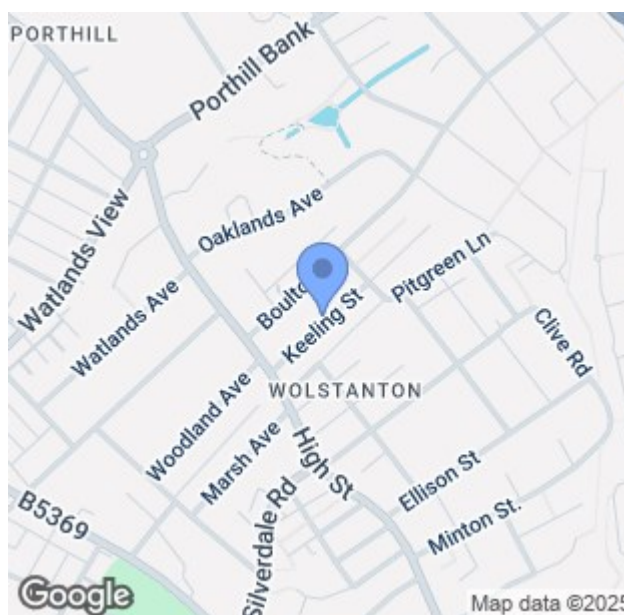
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	87 B

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

