

11 James Street, Wolstanton, Newcastle, Staffs, ST5 0BX



Freehold £119,950

Bob Gutteridge Estate Agents are pleased to offer to the market this spacious Victorian terraced home situated in this popular and convenient Wolstanton Village location where local shops, schools and amenities can all be located along with providing ease of access to Festival Park and the A500. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of through lounge / diner, fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers an enclosed rear yard. Viewing Of This Home Is Advised !

THROUGH LOUNGE / DINING ROOM 7.52m x 3.84m (24'8" x 12'7")

With Upvc double glazed frosted front access door with double glazed skylight above, Upvc double glazed windows to front and rear aspects, two three lamp light fittings, artex to ceiling, two pendant light fittings, built in gas/electricity meter cupboards, feature fireplace with inset modern pebble effect electric fire, beechwood effect laminate flooring, Virgin Media connection point (subject to usual transfer regulations), power points, stairs to first floor landing and door leads off to;



FITTED KITCHEN 3.63m x 2.41m reducing to 1.68m (11'11" x 7'11" reducing to 5'6")

With Upvc double glazed bay window to side, artex to ceiling, four lamp light fitting, a range of maple wood effect base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, high gloss granite effect round edge work surface with built in stainless steel four ring gas hob unit with oven beneath, space for fridge/freezer, plumbing for automatic washing machine, space for condenser dryer, ceramic half wall tiling, beechwood effect laminate flooring, panelled radiator, power points and door to;



REAR LOBBY AREA

With Upvc double glazed frosted side access door, beechwood effect laminate flooring, double doors reveal a built in storage cupboard providing ample domestic hanging space and storage space. Door to;

GROUND FLOOR FULLY TILED BATHROOM 1.85m x 1.68m (6'1" x 5'6")

With Upvc double glazed frosted window to side, enclosed light fitting, extractor fan, chrome towel radiator, fully tiled in modern high gloss white tiles with decorative border tile, ceramic tiled flooring, a three piece suite comprising of low level WC, pedestal sink unit with chrome mixer tap above and a panelled bath unit with taps above plus Creda electric shower.



FIRST FLOOR LANDING

With pendant light fitting, access to loft space and doors to rooms including;

BEDROOM ONE (FRONT) 3.86m x 3.71m (12'8" x 12'2")

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



BEDROOM TWO (REAR) 3.68m x 2.95m (12'1" x 9'8")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points and access to a built in boiler cupboard housing a Worcester combination boiler providing the domestic hot water and central heating systems.



EXTERNALLY

ENCLOSED REAR YARD

Bounded by garden brick walls with a timber gate providing pedestrian access to the rear of the property and a paved area providing ample patio and sitting 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

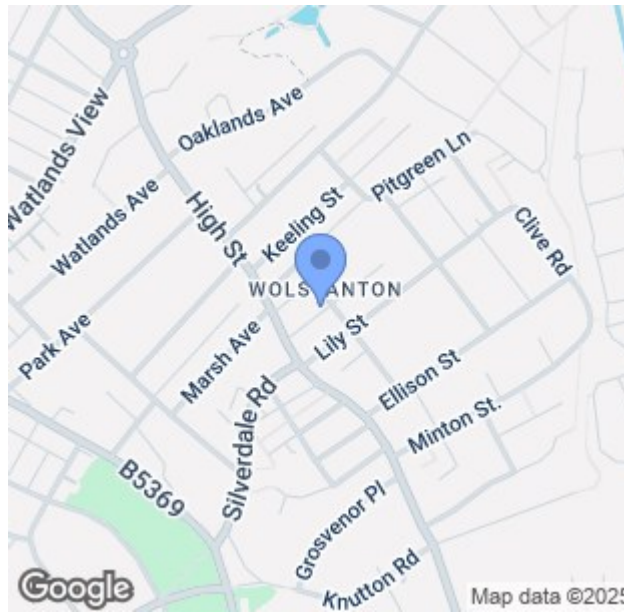
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

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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

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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

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|-----------------|-----------------|
| Monday - Friday | 9.00am - 5.30pm |
| Saturday | 9.00am - 4.30pm |
| Sunday | 2.00pm - 4.30pm |



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