

## 2 Grove Street, Knutton, Newcastle, Staffs, ST5 6DA



**Freehold Offers in excess of £85,000**

Bob Gutteridge Estate Agents are pleased to offer to the market this spacious end terraced home situated in this convenient Knutton location which provides ease of access to local shop, schools and amenities as well offering good road links to the A34 and Newcastle town centre. This property is in need of cosmetic updating, however is enhanced with Upvc double glazing along with electric economy seven heating and in brief the accommodation comprises of lounge, sitting room, kitchen, rear lobby and to the first floor are two double bedrooms along with a first floor shower room. Externally the property offers an enclosed rear yard. We can also confirm that this property is being sold with the added benefit of NO VENDOR CHAIN !

### LOUNGE 3.51m x 3.81m (11'6" x 12'6")

With Upvc double glazed frosted front access door with inset lead pattern and stained glass, Upvc double glazed window window to front, pendant light fitting, electricity consumer units plus meter, wall mounted electric night storage heater, TV aerial connection, power points doorway to inner passage with stairs to first floor landing and door leading off ;



### SITTING ROOM 3.81m x 3.43m (12'6" x 11'3")

With Upvc double as window to rear, pendant light fitting, wall mounted electric night storage heater, TV aerial connection point, power points, door to understairs storage cupboard and access leads off to;



### KITCHEN 2.41m x 1.96m (7'11" x 6'5")

With Upvc double glazed window to side, pendant light fitting, smoke alarm, base mounted storage cupboards, round edge work surface with built in stainless steel sink unit with mixed tap above, plumbing for automatic washing machine, ceramic wall tiling, power points and access to;



### REAR LOBBY AREA

With Upvc double glazed frosted rear access door, Upvc double glazed window to side, wall light fitting, ceramic wall tiling, space for fridge/freezer and power points.



### FIRST FLOOR LANDING

With pendant light fitting, coving to ceiling and doors leading off to rooms including;

## **BEDROOM ONE (FRONT) 4.98m x 3.51m (16'4" x 11'6")**

With two Upvc double glazed windows to front, coving to ceiling, pendant light fitting, wall mounted electric night storage heater and power points.



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## **BEDROOM TWO (REAR) 3.68m x 3.43m (12'1" x 11'3")**

With Upvc double glazed window to rear, pendant light fitting, wall mounted electric night storage heater, TV aerial connection, power points and door to built in storage cupboard providing ample domestic shelving and storage space. Access off to;



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## **FIRST FLOOR SHOWER ROOM 2.39m x 2.59m (7'10" x 8'6")**

With Upvc double glazed frosted window to the side, coving to ceiling, enclosed light fitting, extractor fan, access to loft space, a white suite comprising of low level dual flush WC, wall mounted sink unit, built in double shower enclosure with Triton electric shower, aqua boarding to splashback, door to built in airing cupboard housing a copper hot water cylinder along with ample domestic drying and storage space.



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## **EXTERNALLY**

## ENCLOSED REAR YARD

Bounded by garden brick walls, a paved area allows for patio and sitting space, garden greenhouse and access to a brick store providing ample 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

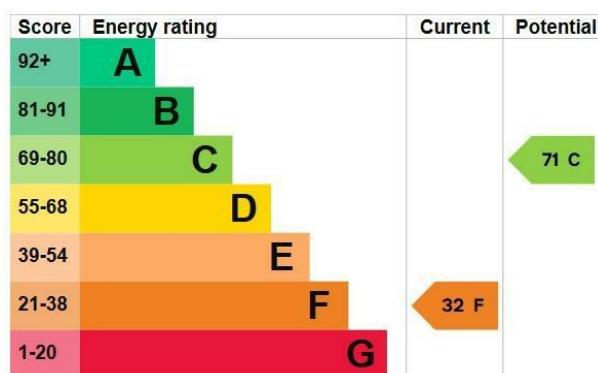
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## 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.



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

