

21 Hartington Street, Wolstanton, Newcastle, Staffs, ST5 8DR



Freehold £215,000

Bob Gutteridge Estate Agents are delighted to bring to the market this stunning, spacious and beautifully presented semi detached home in Wolstanton. The vendor has gone through the property with a fine toothcomb and the end result is something very special and desirable ! As you would expect this home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, bay fronted lounge, beautiful modern fitted kitchen / diner, modern ground floor shower room and to the first floor are three generous bedrooms. Externally this home offers gardens to both front and rear along with off road parking and a detached garage. The location is perfect for access to local shops, schools and amenities as well as offering good road links to both the A34 & A500. Viewing of This Beautifully Presented & Up To Date Home Is A Must !

ENTRANCE HALL

With composite double glazed frosted front access door, pendant light fitting, decorative ceiling rows, traditional style radiator, quarry tiled flooring, stairs to first floor landing, wall mounted thermostat, door to under stairs storage cupboard and doors lead off to rooms including;



BAY FRONTED LOUNGE 4.45m into bay x 3.45m (14'7" into bay x 11'4")

With Upvc double glazed half bay window to front, pendant light fitting, double panelled radiator, engineered oak flooring, TV aerial connection point, Virgin Media connection points (Subject to usual transfer regulations) feature brick fireplace with a stone hearth and power points.



MODERN FITTED KITCHEN / DINING ROOM 5.54m x 3.25m reducing to 2.79m (18'2" x 10'8" reducing to 9'2")

With Upvc double glazed window to rear, Upvc double glazed frosted bay window to side, eight spotlight fittings, pendant light fitting, a range of base mounted storage cupboards providing ample domestic cupboard and drawer space, butchers block work surface with built in porcelain sink unit with mixer tap above, space for range cooker with extractor hood above, ceramic splashback tiling, traditional style radiator, oak effect laminate flooring, space for fridge/freezer, integrated dishwasher, power points and access leads off to;



REAR LOBBY AREA

With Upvc double glazed window to rear, Upvc double glazed frosted side access door and pendant light fitting.

GROUND FLOOR SHOWER ROOM 2.77m x 2.44m maximum (9'1" x 8'0" maximum)

With Upvc double glazed frosted window to rear, six LED spotlight fittings, extractor fan, a modern white suite comprising of low level WC, pedestal sink unit, walk in double shower enclosure with thermostatic direct flow shower, ceramic wall tiling, ceramic tiled flooring, traditional style towel radiator and feature brick wall.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, pendant light fitting, access to loft space and doors lead off to rooms including;

BEDROOM ONE (FRONT) 4.45m x 3.28m (14'7" x 10'9")

With two Upvc double glazed windows to front, pendant light fitting, decorative picture rail, double panelled radiator, power points and access to a built in wardrobe providing ample domestic hanging and storage space.



BEDROOM TWO (REAR) 3.23m x 3.35m (10'7" x 11'0")

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



BEDROOM THREE REAR) 2.57m to wardrobe frontage x 1.98m (8'5" to wardrobe frontage x 6'6")

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



EXTERNALLY

FORE GARDEN

Bounded by garden block walls along with concrete post and timber fencing, a tarmac driveway provides off road parking alongside the property, shrubs to border and access leads off to;

ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, a paved area provides ample patio and sitting space, lawn section with mature shrubs to borders, paved pathways and a further area to the rear allowing scope to create a further patio. Access leads off to;



DETACHED BLOCK GARAGE

With up and over door, Upvc double glazed window to side, panel side access door and power supply connected.

COUNCIL TAX

Band 'C' 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



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

