

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



Freehold £289,950

Bob Gutteridge Estate Agents are delighted to bring to the market this double storey extended detached home situated on a corner plot in this ever popular and leafy Wolstanton location. The property is enhanced with Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, bay fronted lounge, separate dining room, fitted kitchen/breakfast room, utility room, downstairs WC, store and to the first floor are four bedrooms along with a first floor bathroom. Externally the property offers gardens to front, side and rear along with off road parking for several vehicles and an attached double garage. The location is perfect for access to local shops, schools and amenities as well as offering good road links to the A34 & A500. Viewing Of This Home Is A Must !

STORM PORCH

With Upvc double glazed double doors to front, double glazed units two sides and skylights and part panel part frosted glazed door with inset lead pattern and stained glass leads off to;

ENTRANCE HALL

With pendant light fitting, artex to ceiling, coving, Upvc double glazed frosted window to side, wall light fitting, panelled radiator, decorative dado rail, stairs to first floor landing, BT telephone point (Subject to usual transfer regulations) power points, built in electricity meter cupboard and access leads off to;



BAY FRONTED LOUNGE 4.29m x 3.58m (14'1" x 11'9")

With Upvc double glazed bay window to front, Upvc double glazed frosted window to side, artex to ceiling, coving, double wall light fitting, two single wall light fittings, two panelled radiators, feature fireplace with built in living flame coal effect gas fire, Virgin Media connection point (Subject to usual transfer regulations) and power points.



DINING ROOM 4.45m x 3.35m (14'7" x 11'0")

With Upvc double glazed sliding patio door to side, artex to ceiling, coving, two pendant light fittings, two wall light fittings, decorative dado rail, power points and panelled radiator. A part panelled part glazed door provides access off to;



FITTED KITCHEN / BREAKFAST ROOM 3.23m x 2.74m (10'7" x 9'0")

With Upvc double glazed frosted window to side, three lamp light fitting, a range of base and wall mounted white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in bowl and a half plasticised sink unit with mixer tap above, built in four ring electric ceramic hob unit with oven beneath plus extractor hood above, ceramic wall tiling with inset decorative border tile, ceramic tiled flooring, double panelled radiator, breakfast bar, power points and part panelled part glazed door provides access off to;



REAR LOBBY AREA

With Upvc double glazed frosted side access door with frosted double glazed sky light above, pendant light fitting, ceramic half wall tiling, ceramic tiled flooring, panelled radiator and doors to rooms including;



STORE 2.03m x 0.91m (6'8" x 3'0")

With ample domestic shelving space and storage space.

UTILITY ROOM 2.03m x 1.45m (6'8" x 4'9")

With Upvc double glazed frosted window to side, pendant light fitting, base and wall mounted storage cupboards, round edge work surface with built-in stainless-steel sink unit with chrome mixer tap above, plumbing for automatic washing machine, space for condenser dryer, power points and double panelled radiator.



DOWNSTAIRS WC 0.94m x 0.79m (3'1" x 2'7")

With pendant light fitting, a low level WC and ceramic tiled flooring.



BUILT IN BOILER CUPBOARD

With a Valliant boiler providing the domestic hot water and central heating systems, Honeywell thermostat, copper hot water cylinder and ample domestic drying space and storage space.

FIRST FLOOR LANDING



BEDROOM ONE (REAR) 4.98m x 2.97m (16'4" x 9'9")

With Upvc double glazed window to rear, artex to ceiling, coving, two pendant light fittings, wall light fitting, panelled radiator and power points.



BEDROOM TWO (REAR) 2.64m + door recess x 2.46m (8'8" + door recess x 8'1")

With Upvc double glazed window to side, artex to ceiling, coving, pendant light fitting, panelled radiator, power points and built in double and single wardrobes providing ample domestic hanging and storage space.



BEDROOM THREE (FRONT) 3.23m x 2.95m (10'7" x 9'8")

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



BEDROOM FOUR (FRONT) 2.31m x 1.96m reducing to 1.50m (7'7" x 6'5" reducing to 4'11")

With Upvc double glazed window to front, artex to ceiling, coving, pendant light fitting, panelled radiator, power points and recessed area providing space for wardrobe.



FIRST FLOOR BATHROOM 2.21m x 1.60m (7'3" x 5'3")

With Upvc double glazed frosted window to side, coving to ceiling, enclosed light fitting, extractor fan, wall mounted electric heater, modern chrome towel radiator, a white suite comprising of low level dual flush WC, pedestal sink unit, panelled bath unit with Victoria style mixer tap with shower attachment and wood effect laminate flooring.

EXTERNALLY



FORE GARDEN

Bounded by mature hedges to borders, a metal gate provides pedestrian access to the front of the property, concrete pathways, rockery area with mature shrubs, stone chipping providing ease of maintenance and access to;



SIDE / REAR GARDEN

Bounded by mature shrubs to borders, a stone paved area provides patio and sitting space with shrubs to borders, pathway leads alongside the property to a paved area providing further patio space, trellis works with mature shrubs and access to a concrete and paved area providing ample off road parking space along with access to;



ATTACHED DOUBLE BRICK GARAGE



GARAGE AREA ONE 6.71m reducing to 4.70m x 4.72m (22'0" reducing to 15'5" x 15'6")

With roller front access door, light fittings, power points, ample domestic external storage space and double access leads to;

GARAGE AREA TWO 4.62m x 3.20m reducing to 2.39m (15'2" x 10'6" reducing to 7'10")

With roller front access door, light fittings, electricity fuses, Belfast sink unit with hot and cold taps, power points and plumbing for automatic washing machine.

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

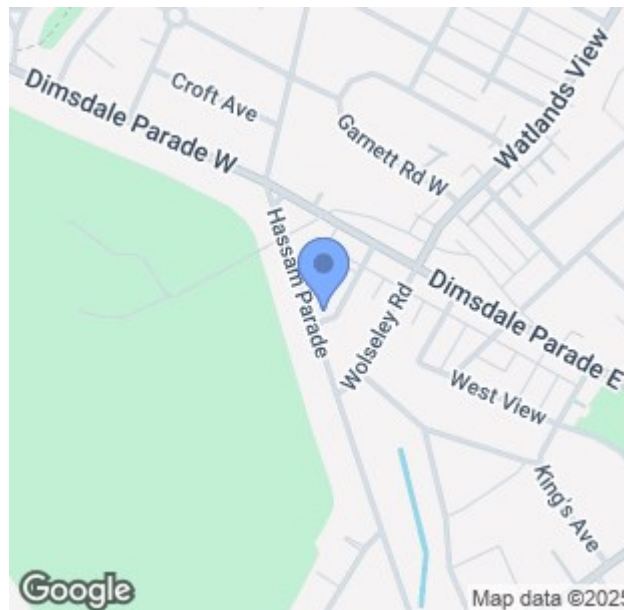
Main services of gas, electricity, water and drainage are connected.

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

