

## 23 St. Marys Road, Wolstanton, Newcastle, Staffs, ST5 0BS



**Freehold £179,950**

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully modernised and updated town house situated in this ever popular and convenient Wolstanton village location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A500. The developers of this home have gone through it with a fine-tooth comb and the end result is something very desirable ! As you would expect this property is enhanced with Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, bay fronted lounge, NEW open plant fitted kitchen / dining room and to the first floor are three bedrooms along with a NEW luxury first floor bathroom. Externally the property offers gardens to front and rear. Viewing of This Beautifully Modernised Home Is A Must !

### ENTRANCE LOBBY

With composite double glazed frosted front access door with inset lead pattern, pendant light fitting, smoke alarm, panelled radiator, stairs to first floor landing and door leading off to:



### BAY FRONTED LOUNGE 3.76m into bay x 3.84m (12'4" into bay x 12'7")

With Upvc double glazed bay window to front, pendant light fitting, double panelled radiator, power points and door providing access off to:



**NEW FITTED KITCHEN / DINING ROOM 4.70m x 3.38m (15'5" x 11'1")**

With Upvc double glazed window to rear, Upvc double glazed frosted rear access door, pendant light fitting, a range of base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space, round-edge work surface with built-in stainless steel sink unit with mixer tap above, built-in Lamona four-ring ceramic electric hob unit with oven beneath plus extractor hood above, herringbone design vinyl cushion flooring, modern vertical radiator, power points, plumbing for automatic washing machine, space for fridge/freezer, and a Vokera gas combination boiler providing the domestic hot water and central heating systems. Door to;



**UNDERSTAIRS STORE**

With glazed window to side and ample domestic shelving and storage space.

**FIRST FLOOR LANDING**

With pendant light fitting, battery and mains smoke alarm and doors to rooms including;



**BEDROOM ONE (FRONT) 3.28m x 2.87m maximum (10'9" x 9'5" maximum)**

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



**BEDROOM TWO (REAR) 3.38m x 2.84m (11'1" x 9'4")**

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



**BEDROOM THREE (FRONT) 3.00m reducing 1.02m x 3.30m reducing to 1.73m (9'10" reducing 3'4" x 10'10" reducing to 5'8")**

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



**NEW FIRST FLOOR BATHROOM 1.80m x 1.78m (5'11" x 5'10")**

With Upvc double glazed window to rear, enclosed light fitting, a white suite comprising low-level dual flush WC, vanity sink unit with monobloc waterfall mixer tap above, panel bath unit with monobloc waterfall mixer tap plus thermostatic direct flow shower above, aqua-board in marble effect with splashback, vinyl cushion flooring and modern towel radiator.



**EXTERNALLY**



**FORE GARDEN**

Bounded by garden brick/block walls with a metal gate providing pedestrian access to the front of the property. Brick-paved pathway, artificial grassed area with limestone chippings to border along with bark chipping for ease of maintenance. Access leads alongside the property via a shared entry to:



### ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing, a brick-paved area provides ample patio and sitting space, limestone chipping for ease of maintenance and access to an external brick store providing ample domestic 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 !

### 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.

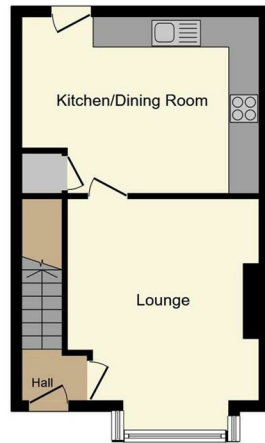
### SERVICES

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

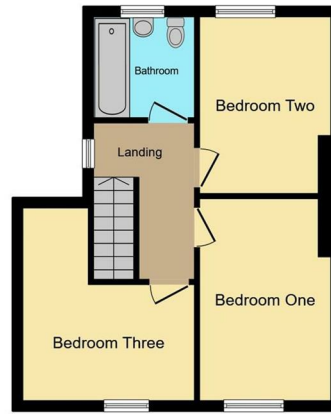
### VIEWING

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

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Ground Floor



First Floor

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 |

