

5 Chelmsford Road, Wolstanton, Newcastle, Staffordshire, ST5 8DJ



Freehold Offers in excess of £110,000

Bob Gutteridge Estate Agents welcome to the market this traditional terraced home situated in this convenient Wolstanton location which provides ease of access to local shops, schools and amenities as well as being well placed for access to Wolstanton Marsh. This home does require some cosmetic updating, however 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, kitchen, ground floor bathroom and to the first floor are two bedrooms. Externally the property offers an enclosed rear yard. Viewing Advised !

THROUGH LOUNGE / DINING ROOM 8.4 x 3.55 (27'6" x 11'7")

With Upvc double glazed frosted front access door, Upvc double glazed windows to front and rear aspects, two pendant light fittings, two double panelled radiators, single panelled radiator, cupboard housing the gas / electricity meters, TV aerial connection point, power points, access to understairs storage cupboard, stairs to first floor landing and door leads off to;



FITTED KITCHEN 1.70m x 4.34m (5'7" x 14'3")

With Upvc double glazed window to rear, fluorescent tube light fitting, single panelled radiator. a range of base and wall-mounted wood-effect storage cupboards providing ample domestic cupboard and drawer space, round-edge work surfaces with built-in sink unit with mixer tap above, space for fridge/freezer, space for automatic washing machine, a Main combination gas boiler providing the domestic hot water and central heating systems, power points and door leads off to;



REAR LOBBY

With Upvc double glazed rear access door, access to service hatch, pendant light fitting, access to storage cupboard and door leads off to;

GROUND FLOOR BATHROOM 2.21m x 1.57m (7'3" x 5'2")

With Upvc double glazed frosted window to side, pendant light fitting, extractor fan, two double panelled radiators, a white suite consisting of low level WC, pedestal sink unit with mixer tap above, panelled bath unit, aqua boarding splashback and wood effect laminate flooring.



FIRST FLOOR LANDING

With pendant light fitting, access to loft space, smoke alarm, power point and doors leading off to rooms including;



BEDROOM ONE (FRONT) 3.56m maximum x 4.37m maximum (11'8" maximum x 14'4" maximum)

With Upvc double glazed window to front, four-lamp spotlight fitting, double panelled radiator and power points.



BEDROOM TWO (REAR) 3.51m reducing to 3.18m x 3.94m reducing to 2.92m (11'6" reducing to 10'5" x 12'11" reducing to 9'7")

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



EXTERNALLY



ENCLOSED REAR YARD

Bounded by concrete post and timber fence with rear access to alleyway via wooden gate, outdoor tap and a flagged patio area provides ample domestic 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.



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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

