

8 Grosvenor Place, Wolstanton, Newcastle, Staffs, ST5 0HS



Freehold Offers in excess of £225,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious semi detached home 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 & Festival Park. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, sitting room, lounge, modern open plan fitted kitchen / diner, downstairs WC and to the first floor are three generous bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear along with off road parking. Viewing Of This Home Is A Must !

ENTRANCE LOBBY 1.35m x 1.83m (4'5" x 6'0")

With glazed timber front access door, pendant light fitting, single panelled radiator, wood effect laminate flooring, electricity consumer unit, power point, thermostat and doors leading off to rooms including;



SITTING ROOM 3.63m x 3.02m (maximum) (11'11" x 9'11" (maximum))

With Upvc double-glazed window to front, pendant light fitting, single panelled radiator, wood effect laminate flooring, power points and TV aerial connection point.



LOUNGE 4.09m x 3.63m (13'5" x 11'11")

With Upvc double-glazed window to front, double panelled radiator, pendant light fitting, wood effect laminate flooring, power points, TV aerial connection point, BT Openreach & Virgin Media connection points (subject to usual transfer regulations), feature fireplace with built-in electric fire and door leads off to;



MODERN FITTED KITCHEN 3.61m maximum x 4.45m maximum (11'10" maximum x 14'7" maximum)

With Upvc double-glazed windows to side and rear aspects, three spotlight fittings, four-lamp spotlight fitting, modern grey laminate flooring, modern vertical radiator, Vaillant gas combination boiler providing the domestic hot water and central heating systems, a range of base and wall-mounted soft grey kitchen storage cupboards providing ample domestic cupboard and drawer space, square-edge worktop with built-in ceramic bowl and a half sink unit with mixer tap above, built-in Lamona four-ring ceramic electric hob with extractor hood above, built-in Bosch fan assisted oven with grill above, built-in Bosch microwave, built-in fridge/freezer, built-in Lamona dishwasher, plumbing for automatic washing machine, space for condenser dryer, power points and door leads off to;



REAR LOBBY 1.02m x 0.71m (3'4" x 2'4")

With timber glazed rear access door, pendant light fitting and door leading off to;

GROUND FLOOR W/C 0.86m x 1.22m (2'10" x 4'0")

With Upvc double-glazed frosted window to side, extractor, pendant light fitting, low-level dual flush W.C. and vinyl cushion flooring.



FIRST FLOOR LANDING 3.58m maximum x 1.83m (11'9" maximum x 6'0")
With Upvc double-glazed window to rear, pendant light fitting, loft access, battery/mains smoke alarm, built-in storage cupboard and doors leading off to rooms including;



BEDROOM ONE (FRONT) 3.61m x 2.59m (11'10" x 8'6")
With Upvc double-glazed window to front, single panelled radiator, pendant light fitting, power points and built in wardrobes providing ample domestic hanging and storage space.



BEDROOM TWO (FRONT) 3.63m x 2.62m (11'11" x 8'7")

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



BEDROOM THREE (REAR) 2.72m x 2.62m (8'11" x 8'7")

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



MODERN FIRST FLOOR BATHROOM 2.72m x 1.35m (8'11" x 4'5")

With Upvc double-glazed frosted window to side, two spotlight fittings, vertical towel radiator, tile-effect vinyl cushion flooring, ceramic splashback tiling, a white suite comprising low-level dual flush W.C., vanity sink unit, panel bath unit with mixer tap above and shower attachment.



EXTERNALLY

FORE GARDEN

Bounded by concrete posts, timber fencing along with mature shrubbery. A stone chipped driveway provides off road parking for up to two vehicles. Access leads off to;



ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing along with mature trees and shrubbery, a stone-paved patio area and walkway provides ample domestic patio and sitting space, large lawn, timber-built shed providing ample domestic external storage space, built-in meter cupboard housing gas meter, access to understairs storage cupboard and timber gate providing front access.



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 or 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.

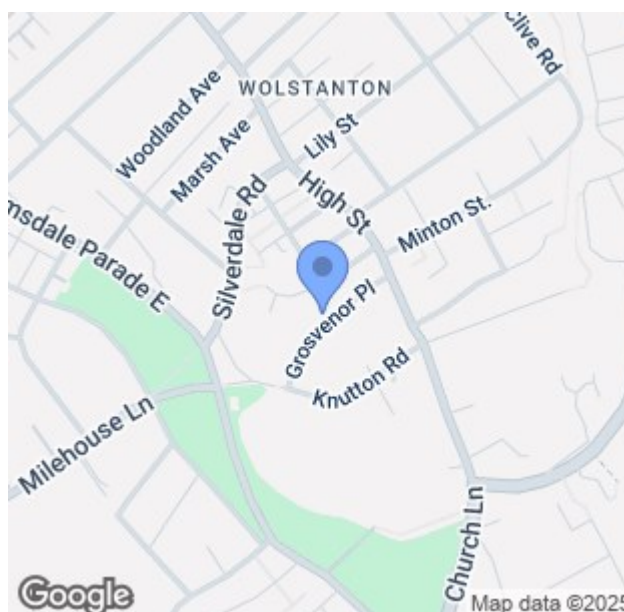


Ground Floor



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 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

