

12 King Street, Cross Heath, Newcastle, Staffs, ST5 9HQ



Freehold £120,000

Bob Gutteridge Estate Agents are pleased to offer to the market this desirable and spacious fore courted terraced home situated in this popular and convenient Cross Heath location which provides ease of access to the A34 as well as being near to local shops, schools and amenities. 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, sitting room, fitted kitchen and to the first floor are two bedrooms along with a first floor bathroom. Externally the property offers a fore court and a rear yard which provides off road parking for a vehicle. Viewing Advised !

ENTRANCE HALL

With Upvc door, stairs to first floor, central heating radiator, laminate flooring.

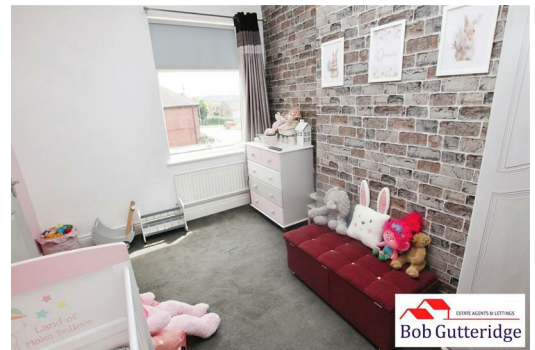
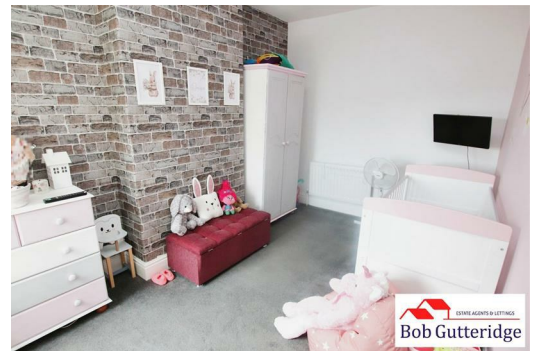
BAY FRONTED LOUNGE 4.72m to bay x 3.18m (15'6" to bay x 10'5")

With Upvc double glazed bay window to front, pendant light fitting, panelled radiator, feature fireplace with inset gas fire, modern grey wood effect laminate flooring and power points.



SITTING ROOM 4.06m x 2.13m (13'4" x 7'0")

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



INNER HALLWAY

With laminate flooring and doors lead off to rooms including;

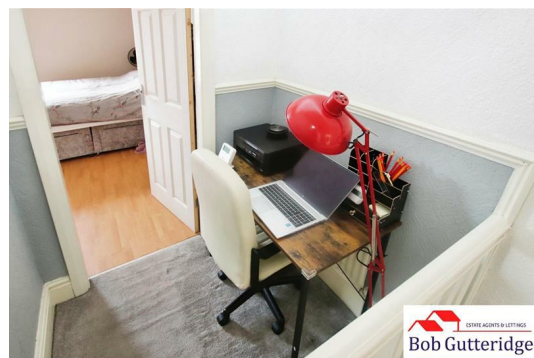
FITTED KITCHEN 3.78m x 2.39m (12'5" x 7'10")

With Upvc double glazed window to side, spotlight fittings, a range of matching base and wall storage units providing ample domestic cupboard space and drawer space, work surfaces with inset stainless steel sink unit with mixer tap above, glass fronted display cabinets, electric cooker with extractor above, panelled radiator, ceramic tiling to floor, plumbing for automatic washing machine, Ideal Logic gas central heating boiler providing the domestic hot water and central heating systems, under stairs store and power points.



FIRST FLOOR LANDING

With pendant light fitting, access to loft space and doors lead off to rooms including;



BEDROOM ONE (FRONT) 4.01m x 3.66m to wardrobes (13'2" x 12'0" to wardrobes)

With Upvc double glazed window to front, pendant light fitting, panelled radiator, wood effect laminate flooring, two panelled radiators, power points and built in wardrobes providing ample domestic hanging space and storage space.



BEDROOM TWO 4.14m x 2.79m (13'7" x 9'2")

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



FIRST FLOOR BATHROOM 3.78m x 2.44m (12'5" x 8'0")

With Upvc double glazed frosted window to rear, panelled radiator, tile effect flooring, a white suite comprising of low level WC, vanity sink unit with monobloc chrome mixer tap above and a whirlpool bath unit with monobloc chrome mixer tap with hair attachment.



EXTERNALLY

FORE GARDEN

Bounded by garden brick walls along with a mature hedge, metal gate provides pedestrian access to the front of the property and paved pathways provide access to a storm porch.

REAR GARDEN

A driveway provides off road parking, a yard area with brick store and external cold water supply.

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.

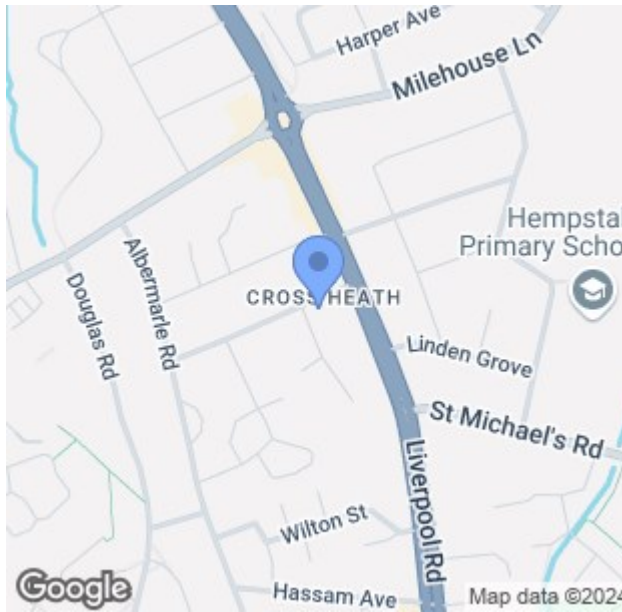
VIEWING

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

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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		87 B
69-80	C	69 C	
55-68	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

