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ESTATE AGENTS & LETTINGS
Bob Gutteridge

12 Nelson Street, Wolstanton, Newcastle, Staffs, ST5 8BW

Freehold Offers in excess of £139,950

Bob Gutteridge Estate Agents are delighted to offer to the market this desirable and well-presented end-terraced home, situated within the highly regarded village location of Wolstanton. The property provides ease of access to the High Street, where local shops, schools, doctors, and amenities can be found, whilst also offering good road links to Wolstanton Retail Park and the A500. As expected, this home benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating. In brief, the accommodation comprises a spacious through lounge/dining room and fitted kitchen. To the first floor are three well-proportioned bedrooms together with a family bathroom. Externally, the property enjoys a landscaped and enclosed rear yard.

The agents are also pleased to confirm that this property is offered to the market with the added benefit of No Vendor Upward Chain !

Viewing is highly recommended to fully appreciate the well-presented accommodation, convenient location, and excellent value this attractive end-terraced home has to offer.

OPEN PLAN LOUNGE / DINING ROOM 6.76m x 3.68m reucing to 2.69m (22'2" x 12'1" reducing to 8'10")

With composite double glazed frosted front access door with double glazed skylight above, Upvc double glazed window to the front, Upvc double glazed patio door to the rear with double glazed skylight above, two pendant light fittings, smoke alarm, feature fireplace with exposed brickwork surround, built-in gas and electricity meter cupboards, BT telephone point and Virgin Media connection point (subject to usual transfer regulations), panelled radiator, power points, staircase rising to the first floor landing, and door providing access to:

FITTED KITCHEN 3.05m reducing to 2.64m x 2.01m (10'0" reducing to 8'8" x 6'7")

With Upvc double glazed window to the side, pendant light fitting, a range of base and wall-mounted high-gloss grey storage cupboards providing ample domestic cupboard and drawer space, solid wood block work surface incorporating a built-in stainless steel sink unit with chrome mixer tap above, mosaic ceramic splashback tiling, built-in four-ring brushed stainless steel gas hob, built-in fan-assisted oven with grill above, space for fridge/freezer, plumbing for an automatic washing machine, panelled radiator, vinyl cushion flooring, power points, and door to a built-in boiler cupboard housing a gas combination boiler providing the domestic hot water and central heating systems.

FIRST FLOOR LANDING

With access to loft space, smoke alarm, pendant light fitting, and double doors revealing a built-in storage cupboard providing ample domestic hanging and storage space. Doors lead off to:

BEDROOM ONE (FRONT) 3.78m x 3.00m (12'5" x 9'10")

With Upvc double glazed window to the front, coving to ceiling, pendant light fitting with fan assist, panelled radiator, and power points.

BEDROOM TWO (MIDDLE) 3.68m x 2.21m (12'1" x 7'3")
With Upvc double glazed window to the rear, pendant light fitting, panelled radiator, and power points.

BEDROOM THREE (REAR) 2.84m x 2.06m (9'4" x 6'9")
With Upvc double glazed window to the rear, pendant light fitting, panelled radiator, and power points.

FIRST FLOOR BATHROOM 1.98m maximum x 1.96m (6'6" maximum x 6'5")
With Upvc double glazed frosted window to the rear, enclosed light fitting, Aqua boarding to walls, a white suite comprising low-level dual flush WC, vanity sink unit with chrome mixer tap above, L-shaped bath with chrome taps and thermostatic direct flow shower, vinyl cushion flooring, and panelled radiator.

EXTERNALLY

ENCLOSED REAR YARD

With a ramp leading down to a paved area providing ample domestic patio and sitting space, garden brick walls with trellis work providing privacy to the borders along with a garden timber gate providing access to the side entry.

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.

NOTE

This property has a flying freehold for bedroom three, which means the room goes over next doors property, when the client purchased the property an indemnity insurance was put in place.

Flying freehold indemnity insurance is a one-off legal policy protecting property owners and mortgage lenders if a part of a building overhangs or underlies neighbouring land without explicit, enforceable maintenance or support rights.

Nelson Street, Newcastle

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

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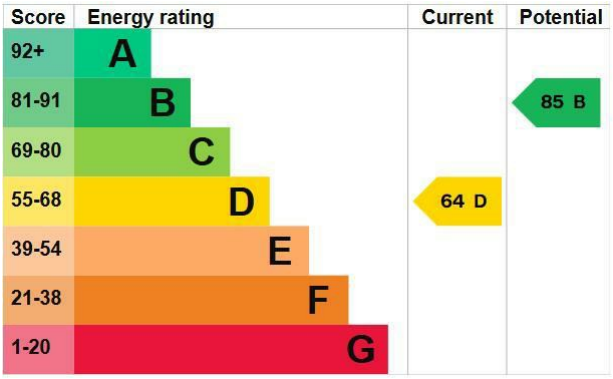

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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

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