

1 Westwood Road, Wolstanton, Newcastle-under-Lyme, Staffordshire, ST5 0DF



Freehold Offers in excess of £159,950

Bob Gutteridge Estate Agents are pleased to offer to the market this recently modernised and updated fore courted end-terraced home, situated within the desirable Wolstanton village location. The property provides ease of access to local shops, schools, and amenities, whilst also offering good road links to both the A500 and A34. 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 an entrance hall, bay-fronted lounge, spacious sitting room, fitted kitchen, rear lobby, and ground floor shower room. To the first floor are three generous bedrooms. Externally, the property enjoys a forecourt frontage together with an 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 recently modernised accommodation, convenient location, and excellent potential this attractive end-terraced home has to offer.

ENTRANCE HALL 4.55m x 0.86m (14'11" x 2'10")

With Upvc double glazed frosted front access door, three spotlight fittings, double panelled radiator, feature period tiled flooring, stairs to first floor and doors leading off to;



BAY-FRONTED LOUNGE 4.09m x 3.58m (13'5" x 11'9")

With Upvc double glazed bay window to front, pendant light fitting, double panelled radiator, built-in meter cupboard housing electricity meter and consumer unit, TV aerial connection point and power points.



SITTING ROOM 4.17m x 3.45m (13'8" x 11'4")

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, feature electric fireplace, access to under-stairs storage providing ample domestic storage space, feature period tiled flooring and power points.



FITTED KITCHEN 3.12m x 1.98m (10'3" x 6'6")

With Upvc double glazed window to side, three-lamp spotlight fitting, double panelled radiator, a range of base and wall-mounted kitchen storage cupboards providing ample cupboard and drawer space, round-edge wood-effect worktop, built-in stainless steel sink unit with mixer tap above, built-in Beko fan electric oven with four-ring ceramic electric hob and extractor hood above, a Glow-worm gas combination boiler providing the domestic hot water and heating systems, stainless steel splashback, original quarry tile flooring, power points and door leading off to;



REAR LOBBY 2.11m x 0.84m (6'11" x 2'9")

With Upvc double glazed frosted side access door, enclosed light fitting, loft access, period quarry tile flooring, power points and door leading off to;

GROUND FLOOR SHOWER ROOM 1.93m x 1.37m (6'4" x 4'6")

With enclosed light fitting, vertical chrome towel radiator, a white suite comprising low-level dual-flush WC, vanity sink unit with mixer tap above, glazed shower enclosure with thermostatic direct-flow shower unit, wood-effect vinyl cushion flooring, extractor fan and marble-effect aqua boarding.



FIRST FLOOR LANDING 1.96m x 1.50m (6'5" x 4'11")

With pendant light fitting, loft access and doors leading off to;



BEDROOM ONE (FRONT) 4.70m x 3.91m (15'5" x 12'10")

With Upvc double glazed windows to front and side aspects, pendant light fitting, two double panelled radiators and power points.



BEDROOM TWO (REAR) 4.06m x 2.67m (13'4" x 8'9")

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, power points and built-in storage cupboards providing ample domestic storage space.



BEDROOM THREE (REAR) 2.39m x 1.50m (7'10" x 4'11")

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



EXTERNALLY

FORECOURT

Bounded by garden block walls and mature border hedges, with stone flag paving, limestone chippings and built-in meter box housing gas meter.



ENCLOSED REAR YARD

Bounded by concrete posts, timber fencing and garden brick walls, with timber rear access gate, stone flag paving and access off to;



INTEGRAL BRICK-BUILT STORE 5.13m x 2.34m (16'10" X 7'8")

Providing ample domestic 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 !

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

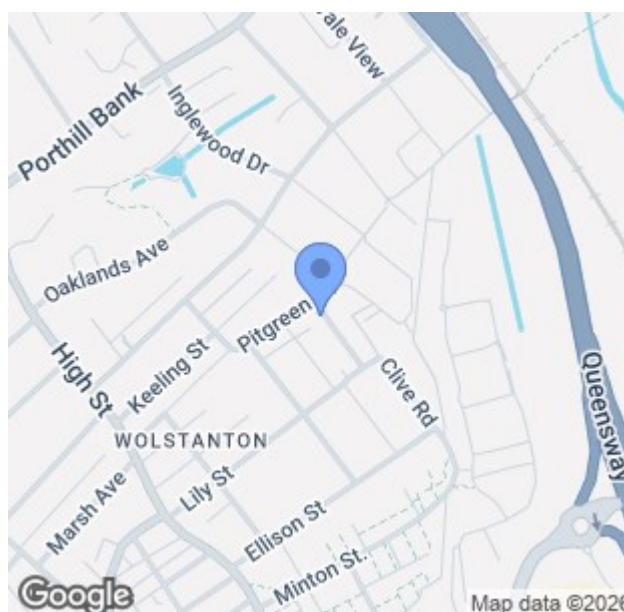
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	46 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

