

5 Palmerston Street, Wolstanton, Newcastle, Staffs, ST5 8BN



Freehold Offers in excess of £119,950

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and up to date terraced home overlooking Wolstanton bowling green which provides ease of access to the village where local shops, schools and amenities can be located as well as providing good road links to the A500. This beautifully presented home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of lounge, modern fitted kitchen / dining room, fully tiled ground floor bathroom and to the first floor are two generous bedrooms with both offering built in wardrobes. Externally the property offers an enclosed rear yard. Viewing Of This Home Is A Must !

LOUNGE 3.53m x 3.00m (11'7" x 9'10")

With composite double glazed frosted front access door incorporating frosted double glazed skylight above, Upvc double glazed window to the front, coving to ceiling, five LED spotlight fittings, oak effect laminate flooring, Virgin Media connection point (subject to usual transfer regulations), panelled radiator, built-in gas/electricity meter cupboards, feature fireplace with tiled hearth and power points. Door leading off to:



FITTED KITCHEN / DINING ROOM 3.51m x 3.20m (11'6" x 10'6")

With Upvc double glazed window to the rear, coving to ceiling and five LED spotlight fittings, fitted with a range of base and wall mounted high gloss storage cupboards providing ample cupboard and drawer space, square edge work surfaces incorporating built-in stainless steel sink unit with chrome mixer tap above, built-in four ring brushed stainless steel gas hob with oven beneath plus extractor hood above, ceramic splashback tiling, plumbing for automatic washing machine, space for fridge/freezer, oak effect laminate flooring, panelled radiator and power points. Stairs to first floor landing and door to under stairs storage cupboard providing ample shelving and storage space. Access leading off to:

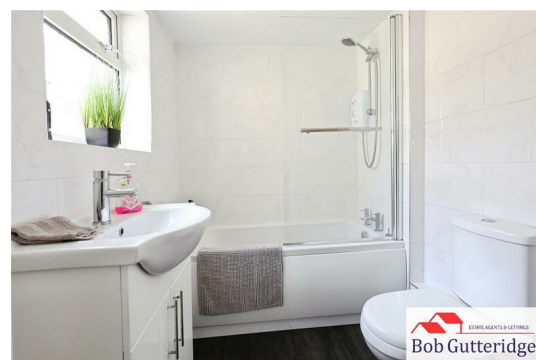


REAR LOBBY AREA

With composite double glazed frosted side access door, spotlight fitting and oak effect laminate flooring. Door to:

GROUND FLOOR FULLY TILED BATHROOM 1.88m x 1.68m (6'2" x 5'6")

With Upvc double glazed frosted window to the side, LED light fitting, extractor fan, fully tiled in high gloss marble effect wall ceramics, a white suite comprising dual flush WC, vanity sink unit with chrome mixer tap, panel bath unit with mixer tap and Triton T80Z electric shower above, modern chrome towel radiator and wood effect vinyl flooring.



FIRST FLOOR LANDING

With spotlight fitting and smoke alarm. Doors leading off to rooms including:



BEDROOM ONE (REAR) 4.72m x 3.20m (15'6" x 10'6")

With Upvc double glazed window to the rear, coving to ceiling and pendant light fitting, access to loft space, CO detector, built-in wardrobes providing ample hanging and storage space, panelled radiator and power points. Built in boiler cupboard housing a Worcester boiler providing the domestic hot water and central heating systems along with a hot water cylinder.



BEDROOM TWO (FRONT) 3.18m x 3.00m (10'5" x 9'10")

With Upvc double glazed window to the front and pendant light fitting, panelled radiator, power points and built-in double wardrobes providing ample hanging and storage space.



EXTERNALLY

ENCLOSED REAR YARD

Bounded by garden brick walls, a timber gate provides pedestrian access to the rear of the property, a paved area provides patio and sitting space plus access to a garden timber shed providing ample domestic external 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

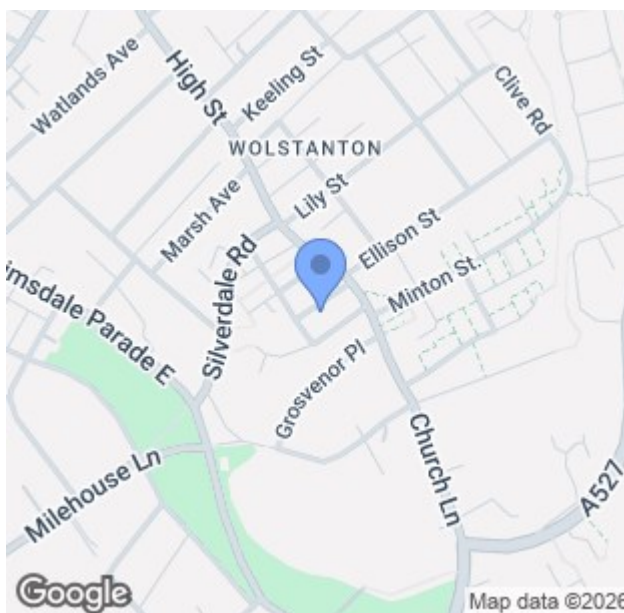
Main services of gas, electricity, water and drainage are connected.

VIEWING

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



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		
55-68	D	65 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

