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ESTATE AGENTS & LETTINGS
Bob Gutteridge

# 29 Boulton Street, Wolstanton, Newcastle-Under-Lyme, Staffs, ST5 0DP








## Freehold £95,000

**Public Notice**

**Bob Gutteridge Estate Agents are now in receipt of an offer for the sum of £92,500 for 29, Boulton Street Wolstanton, Newcastle-Under-Lyme, Staffs, ST5 0DP**

**Anyone wishing to place an offer on the property should contact Bob Gutteridge Estate Agents, 2 Watlands View, Porthill, Newcastle, ST5 8AA (01782 717341) prior to exchange of contracts.**

**Bob Gutteridge Estate Agents welcome to the market this ideal investment opportunity situated in this 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 A34 & A500. This home is in need of general modernisation/upgrade however, is enhanced with the benefits of Upvc double glazing along with gas central heating and in brief the accommodation comprise of entrance hall, bay fronted sitting room, lounge, fitted kitchen and to the first floor are two bedrooms along with a first floor bathroom. Externally the property offers a fore court and enclosed rear yard. We can also confirm that this home is being sold with the added benefit of NO VENDOR UPWARD CHAIN !**

## ENTRANCE HALL

With part panelled porch front access door incorporating inset lead pattern and stained glass together with frosted skylight above, artex finish to ceiling, smoke alarm, pendant light fitting, original Minton tiled flooring, power point, panelled radiator, stairs to first floor landing and door leading off to:




## BAY FRONTED SITTING ROOM 3.68m x 3.18m maximum (12'1" x 10'5" maximum)

With Upvc double glazed bay window to front, coving to ceiling, artex finish, pendant light fitting, decorative picture rail, built in gas and electricity meter cupboards, Virgin Media connection point (subject to usual transfer regulations) and power points.




## LOUNGE 3.68m x 4.09m (12'1" x 13'5")

With Upvc double glazed window to rear, artex finish to ceiling, pendant light fitting, decorative dado rail, panelled radiator, Openreach connection point (subject to usual transfer regulations), wood effect laminate flooring, cast iron feature fireplace with tiled hearth and multi glazed door providing access off to:






## FITTED KITCHEN 5.08m x 2.57m (16'8" x 8'5")

With Upvc double glazed window to side, part panelled and glazed side access door, artex finish to ceiling, Upvc double glazed window to rear, pendant light fitting, batten light fitting and a range of base and wall mounted storage cupboards. Rounded edge work surface with built in stainless steel sink unit and mixer tap above, four ring electric hob unit with oven beneath plus extractor above, plumbing for automatic washing machine, space for fridge/freezer, panelled radiator and power points.







## FIRST FLOOR LANDING

With pendant light fitting, smoke alarm and doors leading off to rooms including:

## BEDROOM ONE (FRONT) 4.11m x 3.18m (13'6" x 10'5")

With Upvc double glazed window to front, artex finish to ceiling, three lamp light fitting, panelled radiator and power points.




## BEDROOM TWO (REAR) 3.71m x 2.72m (12'2" x 8'11")

With Upvc double glazed window to rear, artex finish to ceiling, smoke alarm, pendant light fitting, decorative picture rail, panelled radiator, power points and door to built in wardrobe providing ample domestic storage space.



**FIRST FLOOR BATHROOM 2.69m x 1.78m reducing to 1.22m (8'10" x 5'10" reducing to 4'0")**
With Upvc double glazed frosted window to rear, enclosed light fitting, artex finish, a white suite comprising low level WC, pedestal sink unit, panelled bath unit. ceramic splashback tiling and panelled radiator.




## EXTERNALLY

## FORE COURT
Set behind a walled frontage with paved pathways providing ease of maintenance.

## ENCLOSED REAR YARD
Bounded by garden brick walls with paved pathways providing ease of maintenance.

## 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 will not be tested so we are unable to comment on serviceability.

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

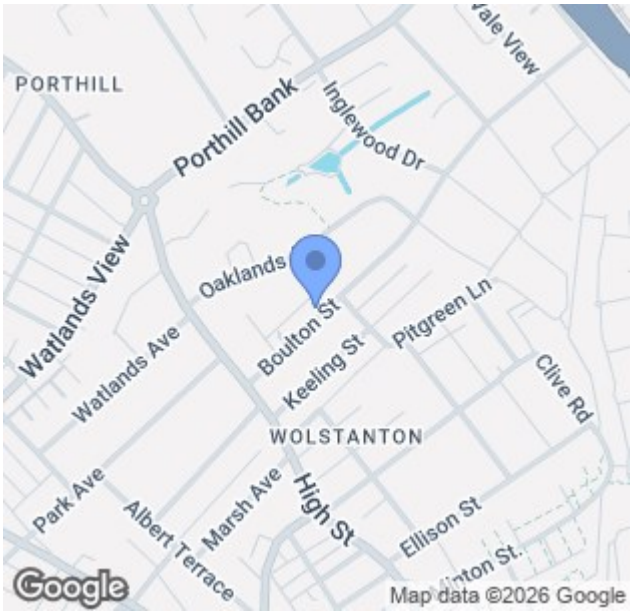
## VIEWING
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

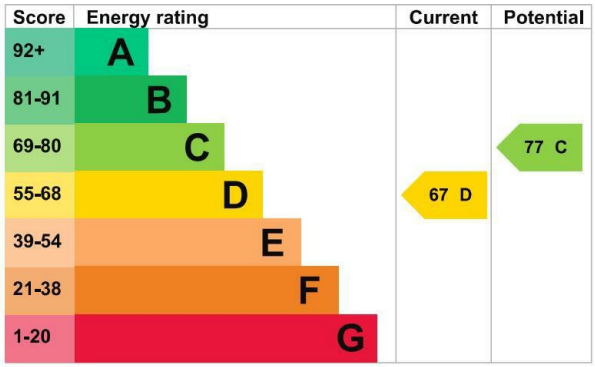
29, Boulton Street, Newcastle-Under-Lyme, ST5 0DP, GB




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

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|---|---|
| Monday - Friday | 9.00am - 5.30pm |
| Saturday | 9.00am - 4.30pm |
| Sunday | 2.00pm - 4.30pm |

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