

## 14 Russell Street, Wolstanton, Newcastle, Staffs, ST5 8BL



**Freehold Offers in excess of £135,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented Victorian terraced home, pleasantly situated within the village of Wolstanton and enjoying an attractive outlook over a bowling green. The property provides ease of access to local shops, schools, doctors' surgeries, and other amenities, whilst also offering excellent road links to the A34 and A500. This well-presented home benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating. In brief, the accommodation comprises a through lounge/dining room, modern fitted kitchen, and utility room. To the first floor are two double bedrooms together with a luxury shower room. Externally, the property enjoys an enclosed rear yard.

Viewing of this beautifully presented terraced home is highly recommended to fully appreciate both the accommodation and its desirable village location.

### **THROUGH LOUNGE / DINING ROOM 8.10m x 3.51m (26'7" x 11'6")**

with composite double-glazed frosted front access door with frosted double-glazed skylight above, Upvc double-glazed windows to front and rear aspects, artex to ceiling, coving, two pendant light fittings, decorative dado rail, feature fire surround with cast iron insert along with marble hearth, two double-panelled radiators, built-in gas and electricity meter cupboards, modern wood-effect laminate flooring, TV aerial connection point, Virgin Media connection point (subject to usual transfer regulations), power points, and part-panelled, part-glazed door leads off to:



## LUXURY FITTED KITCHEN 5.26m x 1.80m maximum (17'3" x 5'11" maximum)

with two Upvc double-glazed windows to side, five LED spotlight fittings, a range of base-mounted storage cupboards providing ample domestic cupboard and drawer space, square-edged work surface in butcher's block effect with built-in porcelain sink unit and brushed stainless steel mixer tap above, built-in four-ring electric hob unit with integrated extractor, built-in fan-assisted oven, built-in bin storage, wood panelling to walls, panelled radiator, oak-effect laminate flooring, integrated fridge and freezer, and doorway provides access off to:



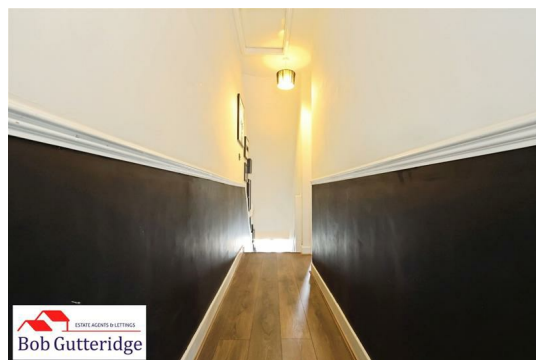
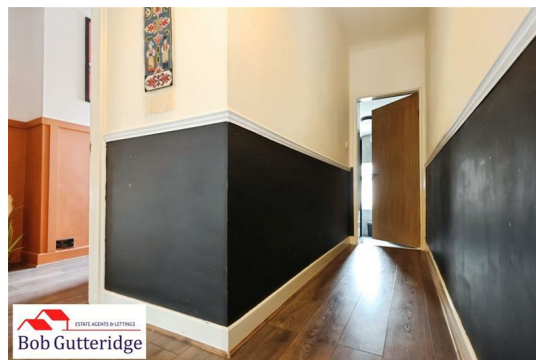
## UTILITY ROOM 2.31m x 1.75m (7'7" x 5'9")

With Upvc double-glazed frosted side access door, wall light fitting, Alpha combination gas boiler providing the domestic hot water and central heating systems, plumbing for automatic washing machine, power points, oak-effect laminate flooring, and built-in storage providing ample domestic shelving space and storage space.



## FIRST FLOOR LANDING

With access to loft space, smoke alarm, pendant light fitting, decorative dado rail, oak-effect laminate flooring, and doors lead off to rooms including:



**BEDROOM ONE (FRONT) 4.57m x 3.35m maximum (15'0" x 11'0"**

**maximum)**

With Upvc double-glazed window to front, artex to ceiling, coving, modern grey laminate flooring, double-panelled radiator, TV aerial connection point, and power points.



**BEDROOM TWO (REAR) 3.40m x 2.51m (11'2" x 8'3")**

With Upvc double-glazed window to rear, pendant light fitting, panelled radiator, decorative wall panelling to walls, oak-effect laminate flooring, and power points.



## FIRST FLOOR LUXURY SHOWER ROOM 2.64m x 1.80m (8'8" x 5'11")

With Upvc double-glazed frosted window to rear, enclosed light fitting, Manrose extractor fan, fully tiled in modern high-gloss marble-effect wall ceramics, slate-effect laminate flooring, modern vertical black radiator, a contemporary suite comprising low-level dual-flush WC, vanity sink unit with black mixer tap above, and walk-in double shower enclosure with black thermostatic direct-flow shower and separate handheld shower attachment.



## EXTERNALLY



## ENCLOSED REAR YARD

Bounded by garden brick walls along with a timber gate providing pedestrian access to the rear of the property, external cold water supply and paved 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 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



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

