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ESTATE AGENTS & LETTINGS
Bob Gutteridge

9 Cobden Street, Wolstanton, Newcastle-under-Lyme, Staffordshire, ST5 0DE

Freehold £175,000

Bob Gutteridge Estate Agents are pleased to bring to the market this spacious fore courted mid-town house, situated within the ever-popular village location of Wolstanton, providing ease of access to the High Street where a range of local shops, schools, and amenities can be found. This recently modernised and updated home benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating. Offering a spacious and well-planned layout, the accommodation comprises an entrance hall, open-plan bay-fronted lounge/dining room, and a modern fitted kitchen. To the first floor are three well-proportioned bedrooms together with a family bathroom. Externally, the property enjoys a forecourt frontage and an enclosed rear garden.

This desirable home is sure to appeal to a wide range of purchasers, and an early viewing is highly recommended to fully appreciate the accommodation and convenient village location on offer.

ENTRANCE HALLWAY 3.96m x 1.80m (13'0" x 5'11")

With Upvc composite double glazed front access door with obscured glass panels, pendant light fitting, single panelled radiator, wood effect herringbone flooring, access to understairs storage cupboard, stairs to the first floor and access off to;

MODERN FITTED KITCHEN 2.13m x 2.51m (7'0" x 8'3")

With Upvc double glazed frosted rear access door, Upvc double glazed window to rear, four spotlight fittings, smoke alarm, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, built-in Lamona electric fan oven with four ring gas hob and extractor hood above, built-in composite sink unit with stainless steel mixer tap above, space for fridge/freezer, space for automatic washing machine, wood effect herringbone flooring and power points.

DINING ROOM 3.48m x 3.73m (11'5" x 12'3")

With Upvc double glazed window to rear, three lamp spotlight fitting, single panelled radiator, feature hearth with tiled insert, wood effect herringbone flooring, power points and access off to;

BAY FRONTED LOUNGE 3.89m x 3.63m maximum (12'9" x 11'11" maximum)

With Upvc double glazed bay window to front, three lamp spotlight fitting, two wall mounted light fittings, single panelled radiator, feature hearth with log burner effect electric fire, Virgin Media connection point (subject to usual transfer regulations), wood effect herringbone flooring and power points.

FIRST FLOOR LANDING 2.16m x 2.18m (7'1" x 7'2")

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

BEDROOM ONE (REAR) 3.73m x 3.51m maximum (12'3" x 11'6" maximum)
With Upvc double glazed window to rear, pendant light fitting, two wall mounted light fittings, double panelled radiator and power points.

BEDROOM TWO (FRONT) 3.18m x 3.07m (10'5" x 10'1")
With Upvc double glazed window to front, pendant light fitting, coving to ceiling, single panelled radiator, TV aerial connection point, power points and fitted wardrobes providing ample domestic storage space.

BEDROOM THREE (FRONT) 2.01m x 1.80m (6'7" x 5'11")

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

FIRST FLOOR BATHROOM 2.57m x 2.13m (8'5" x 7'0")

With Upvc double glazed frosted window to rear, enclosed light fitting, vertical chrome towel radiator, a white suite comprising low level dual flush WC, pedestal sink unit with mixer tap above, panel bath unit with mixer tap above and thermostatic direct flow shower unit, wood effect laminate flooring and built-in airing cupboard housing a Baxi gas combination boiler providing the domestic hot water and heating systems, and providing ample domestic storage space.

EXTERNALLY

FORE COURT

Bounded by garden block walls with metal front access gate, stone flag paving and stone chippings.

ENCLOSED REAR GARDEN

Bounded by concrete posts, timber fencing and garden block walls with stone flag paving and patio area, stone chippings, timber-built garden shed providing ample domestic storage space and a timber rear access gate.

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.

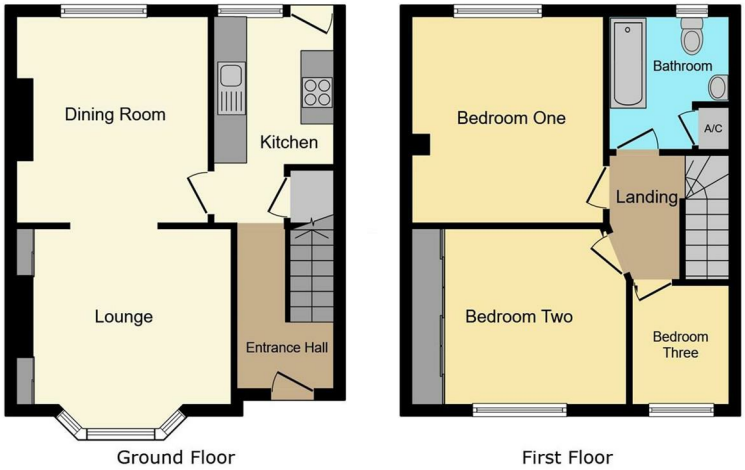
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.

Cobden Street, Newcastle-under-Lyme, ST5 0DE



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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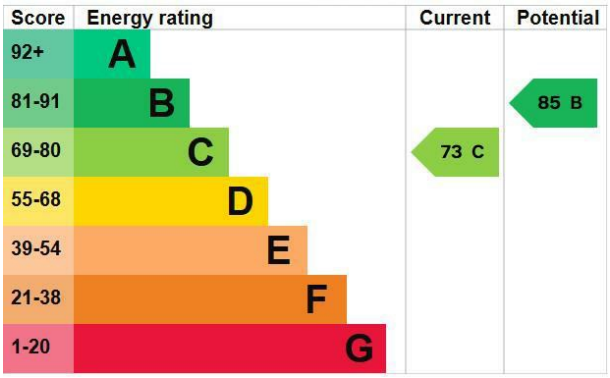

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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