

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



57 Keeling Street, Wolstanton, Newcastle, ST5 0DL

£125,000

- Two Double Bedrooms
- Fitted Kitchen With Appliances
- UPVC Double Glazing
- On Street Parking
- Two Reception Rooms
- Freshly Decorated
- Combi Boiler
- Paved Rear Garden At The Rear

FITTED KITCHEN, WHITE BATHROOM SUITE AND PAVED PATIO AT THE REAR!

This terraced property is in a really good location off Wolstanton Street with on street parking available at the front and a nice paved patio area to the rear!

The house itself has been freshly decorated and features an excellent fitted kitchen with integrated appliances and units with a white high gloss finish. The bathroom has a white suite and both bedrooms are doubles.

The heating is from a combi boiler, the windows and external doors are UPVC double glazed units and we honestly don't think you'll find a better house than this in terms of presentation anywhere local!

For more information call or e-mail us.



GROUND FLOOR

SITTING ROOM

11'1" x 10'2" (3.38 x 3.10)

UPVC double glazed front door and UPVC double glazed window with fitted vertical blinds. Laminate-look vinyl flooring.

LIVING ROOM

11'6" x 11'1" (3.51 x 3.38)

UPVC double glazed window with fitted vertical blinds. Laminate-look vinyl flooring.

EXCELLENT FITTED KITCHEN

9'11" x 5'2" (3.02 x 1.57)

All new! Range of wall cupboards and base units with a white high gloss finish with concealed lighting and new integrated appliances to include an electric hob, under oven, cooker hood and microwave. Laminate-look vinyl flooring. UPVC double glazed window with fitted vertical blinds. Plumbing for washing machine. Radiator.

REAR HALL

Laminate-look vinyl flooring. UPVC double glazed rear door.

BATHROOM/WC

7'9" x 4'11" (2.36 x 1.50)

Laminate-look vinyl flooring. New white suite consisting of a panelled bath with shower fitting and curtain, pedestal wash basin and low level wc with concealed cistern. UPVC double glazed window with fitted vertical blinds. PVC panelled walls. Extractor. Stainless steel centrally heated towel rail radiator.

FIRST FLOOR

SMALL LANDING

Fitted stair and landing carpets.

BEDROOM ONE

11'1" x 10'1" (3.38 x 3.07)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

BEDROOM TWO

11'9" x 11'0" (3.58 x 3.35)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Access by loft ladder to the loft which contains the gas fired combi boiler for central heating and hot water.

OUTSIDE

There is a large paved patio area to the rear of the property and on street parking is available in Keeling Street.





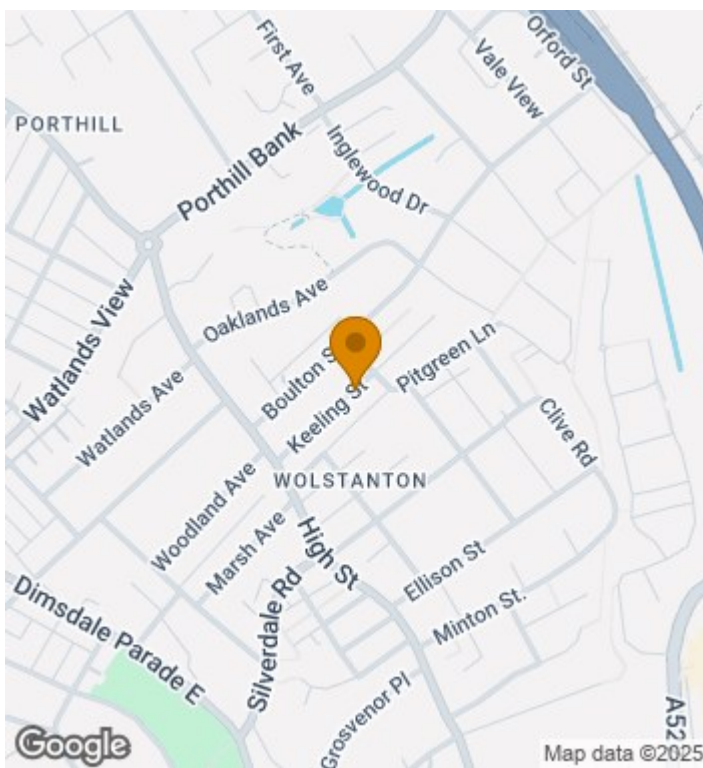
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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