

39 Minton Street, Wolstanton, Newcastle, Staffs, ST5 0HF



Leasehold £89,950

Bob Gutteridge Estate Agents are pleased to offer to the market this first-floor flat, situated within the popular village location of Wolstanton, providing ease of access to local shops, schools, and amenities, whilst also offering excellent road links to the A500 and A34. This property is being sold as an investment opportunity and is currently generating an income of £700 per calendar month. As expected, the property benefits from the modern-day comforts of Upvc double glazing together with gas central heating. In brief, the accommodation comprises an entrance hall, first-floor landing, spacious lounge/dining room, modern fitted kitchen, two well-proportioned bedrooms, and a contemporary bathroom. Externally, the property enjoys the added benefit of an enclosed, low-maintenance landscaped rear garden.

Viewing of this ideal investment opportunity is highly recommended !

ENTRANCE HALL

With Upvc double glazed frosted side access door, coving to ceiling, enclosed light fitting, panelled radiator and stairs leading off to:



FIRST FLOOR LANDING

With pendant light fitting, coving, battery mains smoke alarm, access to loft space, composite double glazed frosted front access door with double glazed unit to side providing access to balcony, panelled radiator, power points and doors lead off to rooms including:

LOUNGE / DINING ROOM 4.60m x 3.63m (15'1" x 11'11")

With Upvc double glazed half bay window to front, coving to ceiling, two three lamp light fittings, two panelled radiators, oak effect laminate flooring, feature fire surround with built in electric fire, power points and access leading off to:



FITTED KITCHEN 3.66m x 2.18m (12'0" x 7'2")

With Upvc double glazed window to rear, coving to ceiling, seven spotlight fittings, heat detector, double panelled radiator and a range of base and wall mounted beechwood storage cupboards providing ample domestic cupboard and drawer space. Round edged work surface with built in bowl and a half stainless steel sink unit with chrome mixer tap above, built in four ring gas hob unit with extractor hood above, ceramic splashback tiling, space for under counter fridge, plumbing for automatic washing machine, power points and breakfast bar.



BUILT IN PANTRY

With Upvc double glazed frosted window to rear, electricity consumer unit, ample domestic shelving space and storage space together with space for freestanding fridge freezer.

BEDROOM ONE (REAR) 3.68m x 3.25m (12'1" x 10'8")

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, panelled radiator, oak effect laminate flooring, TV aerial socket and power points.



BEDROOM TWO (FRONT) 3.28m x 2.21m (10'9" x 7'3")

With Upvc double glazed window to front, coving to ceiling, three lamp light fitting, panelled radiator, oak effect laminate flooring, TV aerial connection point, power points and door to built in wardrobe providing ample domestic storage space.



MASTER BATHROOM 2.57m x 1.52m (8'5" x 5'0")

With Upvc double glazed frosted window to rear, coving to ceiling, four spotlight fittings incorporating extractor light fitting and a built in suite comprising dual flush WC, vanity sink unit and panel bath unit with chrome mixer tap together with Triton T80 electric shower. Ceramic splashback tiling, ceramic tiled flooring and modern chrome towel radiator.



EXTERNALLY

ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing with paved area providing patio and sitting space, limestone chippings offering ease of maintenance together with mature shrubs and plants.



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.

LEASEHOLD INFORMATION

Ground Rent - £10.00 Per Annum

Service Charge - £157.37

Lease Term: 125 Years from 20 March 2009

Lease End Date: 20 March 2134

Lease Term Remaining: 107 Years



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	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

