

55 Albert Terrace,, Wolstanton, Newcastle, Staffs, ST5 8BD



Freehold Offers in excess of £230,000

Bob Gutteridge Estate Agents are delighted to offer to the market this three-storey Victorian terraced home, in need of renovation situated within the highly regarded 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 charming period home offers a wealth of spacious accommodation arranged over three floors, creating a versatile living arrangement ideal for a variety of purchasers. The property also retains many original character features, including Minton tiled flooring and decorative cornicing. In brief, the accommodation comprises a storm porch, entrance hall, useful cellar, bay-fronted lounge, separate sitting room, morning room, and fitted kitchen. To the first floor are three well-proportioned bedrooms together with a shower room, whilst the second floor provides a further generous fourth bedroom. Externally, the property not only benefits from an enclosed rear garden but also enjoys the added advantage of a concrete hardstanding providing off-road parking for up to two vehicles. A particular feature of the property is the delightful rear outlook over May Bank Marsh, creating a peaceful setting in which to relax and enjoy the surrounding greenery. The agents are also pleased to confirm that this property is offered to the market with the added benefit of No Vendor Upward Chain !

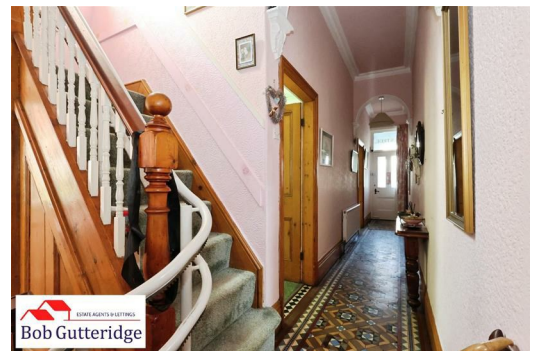
Viewing is highly recommended to fully appreciate the wealth of accommodation, period character, off-road parking, and enviable village location this exceptional home has to offer.

STORM PORCH

With timber frosted glazed front access doors incorporating a frosted glazed skylight above, original Minton tiled flooring, and original part-panelled, part-frosted glazed entrance door leading to:

ENTRANCE HALL

With original cornice to ceiling, two pendant light fittings, smoke alarm, two feature archways, original Minton tiled flooring, panelled radiator, glazed window to the side, door leading to:



CELLAR

With steps leading down, original stillage, and lighting.

BAY FRONTED LOUNGE 4.34m into bay x 3.81m (14'3" into bay x 12'6")

With Upvc double-glazed bay window to the front, original cornice to ceiling, decorative picture rail, pendant light fitting, two double-panelled radiators, feature fireplace with marble hearth and inset incorporating a living flame coal-effect gas fire, built-in electricity meter cupboard, and power points.



SEPARATE SITTING ROOM 3.81m x 3.66m (12'6" x 12'0")

With Upvc double-glazed window to the rear, original cornice to ceiling, decorative picture rail, pendant light fitting, feature fireplace incorporating a living flame coal-effect gas fire, TV aerial connection point, double-panelled radiator, and power points



MORNING ROOM 3.68m into bay x 3.91m (12'1" into bay x 12'10")

With Upvc double-glazed bay window to the side, Upvc double-glazed window to the rear, coving to ceiling, three-lamp light fitting, panelled radiator, feature coal-effect gas fire with quarry tiled hearth and surround, power points, and access leading to:



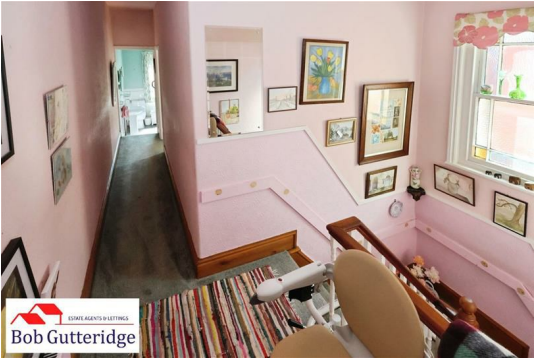
FITTED KITCHEN 2.64m x 1.98m (8'8" x 6'6")

With Upvc double-glazed window to the side, part-panelled, part-glazed side access door, fluorescent tube light fitting, extractor fan, panelled radiator, base-mounted solid wood storage cupboards providing ample domestic cupboard space, marble-effect round-edged work surfaces incorporating twin circular sink units with chrome mixer tap above, space for a freestanding gas cooker, quarry tiled flooring, space for an under-counter fridge, and power points.



FIRST FLOOR LANDING

With original frosted glazed sash window to the side incorporating inset stained glass, pendant light fitting, smoke alarm, double-panelled radiator, power point, and doors leading off to rooms including:



UNDERSTAIRS STORE

With ample domestic shelving and storage space.

BEDROOM ONE (FRONT) 4.95m x 3.63m (16'3" x 11'11")

With two Upvc double-glazed windows to the front, pendant light fitting, double-panelled radiator, and power points.



BEDROOM TWO 3.66m x 3.20m (12'0" x 10'6")

With Upvc double-glazed window to the rear, pendant light fitting, double-panelled radiator, feature cast iron fireplace with ceramic tiled hearth, built-in storage cupboard providing ample domestic shelving and storage space, and power points.



BEDROOM THREE (REAR) 3.20m to wardrobe frontage x 2.31m (10'6" to wardrobe frontage x 7'7")

With Upvc double-glazed window to the rear, pendant light fitting, oak-effect laminate flooring, double-panelled radiator, power points, and sliding wardrobe doors opening to a built-in wardrobe providing ample domestic hanging and storage space.



FIRST FLOOR SHOWER ROOM 2.59m x 2.01m (8'6" x 6'7")

With Upvc double-glazed window to the rear, patterned light fitting, ceramic half-wall tiling, modern chrome heated towel radiator, and a white suite comprising a low-level dual-flush WC, pedestal wash hand basin with chrome mixer tap above, walk-in double shower enclosure with thermostatic direct-flow shower, double-panelled radiator, vinyl cushion flooring, and door to a built-in storage cupboard providing ample domestic shelving and storage space.



SECOND FLOOR LANDING

With pendant light fitting, smoke alarm, and access leading to:

BEDROOM FOUR 3.84m x 3.68m (12'7" x 12'1")

With double-glazed window to the rear, panelled radiator, and power points.

EXTERNALLY



FORE COURT

Boundaries formed by garden brick walls, metal gate provides pedestrian access to the front of the property and paved frontage providing ease of maintenance.

REAR GARDEN

With boundaries formed by garden brick walls incorporating trellis work, Staffordshire blue brick paved pathways and seating area, feature paved pathway, and access to a brick-built external store housing the gas central heating boiler, together with access to a ground floor WC and former coal store.

The garden tiers gently down to a crazy-paved seating area with a wealth of mature shrubs and plants to the borders. A timber gate provides pedestrian access to the rear of the property, where a concrete post and timber fenced enclosure incorporates a concrete driveway providing off-road parking for approximately two vehicles.



COUNCIL TAX

Band 'B' 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

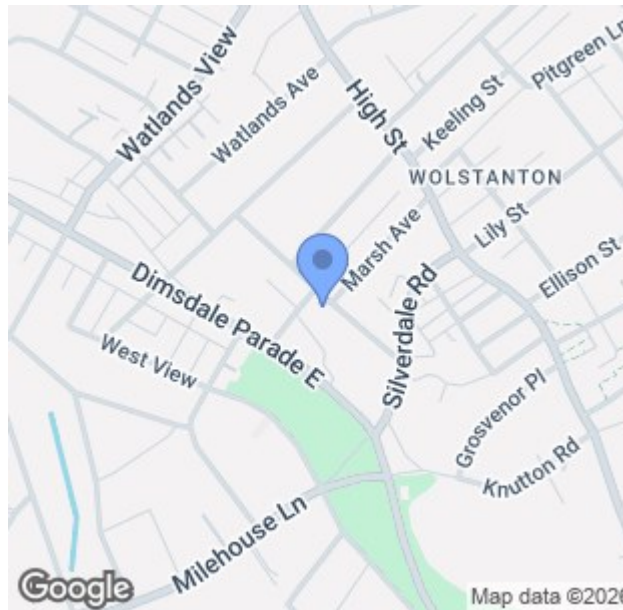
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	60 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



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