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ESTATE AGENTS & LETTINGS
Bob Gutteridge

59 Keele Road, Newcastle, Staffs, ST5 2JT







Freehold Offers in excess of £299,950

Bob Gutteridge Estate Agents are delighted to bring to the market this attractive period end townhouse, situated in this convenient Newcastle location, which provides ease of access to Newcastle town centre, whilst also being well placed for access to Keele University. This charming and characterful home offers the modern-day comforts of majority Upvc double glazing, combined with timber double glazing, together with the added benefit of gas central heating. The property retains a variety of traditional features and character throughout, whilst offering a desirable and spacious living arrangement which in brief comprises entrance hall with original tiled flooring, downstairs WC, spacious bay-fronted lounge, separate dining room, breakfast room, cellar and fitted kitchen. To the first floor are four generous-sized bedrooms, including bedroom four with en-suite bathroom, together with a first-floor family bathroom. Externally, the property is set on a desirable plot, with the front garden providing off-road parking together with a detached sectional garage. To the rear is a particularly deceptive-sized garden, offering an excellent outdoor space and further potential for those wishing to create their own garden haven. This attractive period home combines traditional character with generous accommodation and a convenient location, making it an appealing proposition for families and those requiring easy access to both Newcastle town centre and Keele University.

We are also pleased to confirm that this characterful home is being sold with the added benefit of NO VENDOR UPWARD CHAIN !

ENTRANCE HALL

With part-panelled, part-glazed front access door with frosted skylight above, original cornice to ceiling, smoke alarm, pendant light fitting, double panelled radiator, power point, original Minton tiled flooring, stairs to first floor landing, and doors lead off to rooms including:





DOWNSTAIRS WC 1.75m x 0.84m (5'9" x 2'9")

With frosted glazed window to front with frosted skylight above, Manrose extractor fan, original cornice to ceiling, pendant light fitting, decorative picture rail, decorative dado rail, original Minton tiled flooring, panelled radiator, and a white suite comprising low-level WC and wall-mounted sink unit.



BAY FRONTED LOUNGE 5.11m into bay x 3.96m (16'9" into bay x 13'0)
With Upvc double-glazed bay window to front with inset Georgian pattern, Upvc double-glazed window to side, original cornice to ceiling, decorative ceiling rose, decorative picture rail, double panelled radiator, feature fire surround with ceramic tiled hearth and inset, single panelled radiator, and power points.





SEPARATE SITTING ROOM 5.61m into bay x 4.17m (18'5" into bay x 13'8")
With double-glazed bay window to rear, Upvc double-glazed window to side, decorative ceiling rose, pendant light fitting, decorative picture rail, two double panelled radiators, feature fire surround with ceramic tiled inset and modern coal-effect electric fire, power points, BT telephone extension, and access to:





INNER HALLWAY / LOBBY

With Upvc double-glazed window to side, pendant light fitting, smoke alarm, original Minton tiled flooring, drying rail, power points, wall-mounted thermostat, fluorescent tube light fitting, and ample domestic shelving and storage space. Door leads off to:





CELLAR

With wall light fitting and steps leading down, original stillage, gas, water and electricity meter plus consumer unit, two pendant light fittings, and ample storage space.

BREAKFAST ROOM 3.94m x 3.84m into bay (12'11" x 12'7" into bay)

With Upvc double-glazed bay window to side, LED light fitting, decorative picture rail, panelled radiator, power points, and built-in storage cupboard. Door leads off to:





KITCHEN 2.49m x 2.87m (8'2" x 9'5")

With double-glazed window to side, timber side access door, two LED strip light fittings, Vaillant EcoFit Pure gas boiler (at time of listing under warranty) providing the domestic hot water and central heating systems, original quarry-tiled flooring, base-mounted storage cupboards providing ample domestic storage space, round-edge work surface with built-in double-drainer stainless steel sink unit and mixer tap above, and power points.





FIRST FLOOR LANDING

With original cornice to ceiling, decorative picture rail, smoke alarm, wall light fitting, pendant light fitting, panelled radiator, decorative ceiling rose, and doors lead off to rooms including:



BEDROOM ONE (FRONT) 4.01m x 3.53m (13'2" x 11'7")

With Upvc double-glazed windows to front with inset Georgian pattern, Upvc double-glazed window to side, original cornice to ceiling, decorative ceiling rose, decorative plate rack, built-in shelving, feature fire surround, double panelled radiator, and power points.





BEDROOM TWO (REAR) 4.17m maximum x 4.52m maximum (13'8" maximum x 14'10" maximum)
With Upvc double-glazed windows to side and rear aspects, pendant light fitting, decorative picture rail, double panelled radiator, hand wash basin, feature fire surround, and power points.





BEDROOM THREE (FRONT) 4.01m x 2.44m (13'2" x 8'0")
With Upvc double-glazed windows to front with inset Georgian pattern, LED light fitting, decorative plate rack, panelled radiator, and power point.



BEDROOM FOUR 3.30m x 3.30m maximum (10'10" x 10'10" maximum)
With Upvc double-glazed window to side, decorative picture rail, double wall light fitting, built-in storage cupboard, panelled radiator, feature fireplace, power points, and door leads off to:





EN-SUITE BATHROOM 2.95m x 2.51m (9'8" x 8'3")

With two Upvc double-glazed windows to rear aspect, Upvc double-glazed window to side aspect, extractor fan, pendant light fitting, a grey suite comprising low-level WC, pedestal sink unit and panelled bath unit, door to built-in airing cupboard housing the copper hot water cylinder, along with door to built-in storage cupboard providing ample domestic shelving and storage space.





FIRST FLOOR BATHROOM 2.11m x 2.08m (6'11" x 6'10")

With Upvc double-glazed window to side, Manrose extractor fan, pendant light fitting, original ceramic wall tiling with decorative dado border tile, a white suite comprising low-level WC, pedestal sink unit and panelled bath unit with Victorian-style mixer tap and shower attachment, and double panelled radiator.



EXTERNALLY



FORE GARDEN

With mature hedges to borders, along with garden brick retaining walls and a paved area with mature hedges to frontage. A tarmac driveway leads alongside the property, providing off-road parking for three/four vehicles and access off to:





REAR GARDEN

Bounded by mature hedges to borders, with a brick-paved area providing patio and sitting space, together with access to an external store providing storage space. The first part of the garden offers a lawn section with mature shrubs and plants to borders, whilst a paved pathway leads onto a further lawn section with a variety of shrubs and hedges to borders. This generous-sized garden offers an excellent canvas for potential purchasers to create their own private haven.









DETACHED SECTIONAL GARAGE

With double timber access doors and ample external storage space.



COUNCIL TAX
Band 'C' 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.

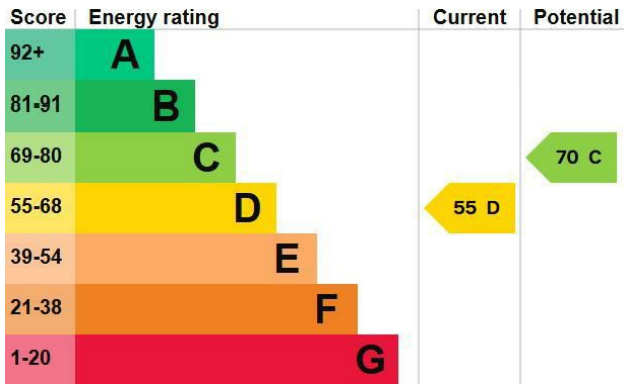
Keele Road, Newcastle



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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