

39 Boulton Street, Wolstanton, Newcastle, Staffs, ST5 0DP



Freehold £145,000

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented fore courted terraced home situated in this ever popular and convenient Wolstanton location which provides ease of access to the village where local shops, schools and amenities can be located. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, bay fronted sitting room, separate lounge, fitted kitchen and to the first floor are three bedrooms along with a four piece bathroom. Externally the property offers a fore court along with an enclosed rear yard. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN ! Viewing Advised !

ENTRANCE HALLWAY 0.86m x 4.83m (2'10" x 15'10")

With Upvc double glazed frosted front access door with frosted double glazed skylight above, pendant light fitting, panelled radiator, stairs to first floor landing and doors to rooms including;



SITTING ROOM 4.24m maximum x 3.28m maximum (13'11" maximum x 10'9" maximum)

With Upvc double glazed bay window to front with inset lead pattern to skylights, pendant light fitting, panelled radiator, built in gas/electricity meter cupboards and power points.



LOUNGE 4.04m x 3.28m reducing to 2.90m (13'3" x 10'9" reducing to 9'6")

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator, TV aerial connection point, Virgin Media connection point (Subject to usual transfer regulations), power points and door leading off to;



FITTED KITCHEN 2.36m x 3.07m (7'09" x 10'01")

With Upvc double glazed frosted side access door, Upvc double glazed window to side, a range of base and wall mounted high gloss cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in butchers block effect with built in stainless steel sink unit with mixer tap above, built in four ring gas hob unit with oven beneath plus extractor hood above, ceramic splashback tiling, modern grey wood effect flooring, plumbing for automatic washing machine, power points and door to under stairs store.



FIRST FLOOR LANDING

With pendant light fitting and doors leading off to rooms including;



BEDROOM ONE (REAR) 4.04m x 2.51m maximum (13'03" x 8'03" maximum)

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



BEDROOM TWO (FRONT) 3.73m x 2.57m maximum (12'03" x 8'05" maximum)

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



BEDROOM THREE (FRONT) 1.60m x 3.71m maximum (5'03" x 12'02" maximum)

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



FIRST FLOOR BATHROOM 3.33m x 2.36m (10'11" x 7'09")

With Upvc double glazed window to rear, extractor fan, access to loft space, double panelled radiator, a white suite comprising of low level WC, pedestal sink unit with taps above, panelled bath unit, corner glazed shower cubicle with thermostatic direct flow shower, ceramic wall tiling and modern grey wood effect vinyl cushion flooring.



EXTERNALLY

FORE COURT

Bounded by garden brick walls and a quarry tiled pathway.

ENCLOSED REAR YARD

Bounded by garden brick walls with trellis works, a timber gate provides pedestrian access to the rear of the property, paved pathways and a slate chipping area provides ample patio and sitting space. Access off to;



BRICK STORE

A handy space providing ample external storage.

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

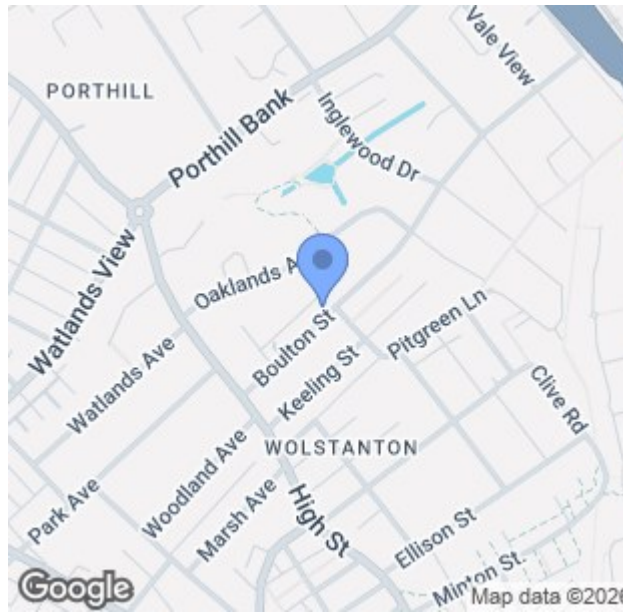
Main services of gas, electricity, water and drainage are connected.

VIEWING

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



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	49 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

