

6 Mendip Place, Knutton, Newcastle-under-Lyme, Staffordshire, ST5 6JB



Freehold £139,950

**** NO CHAIN **** Bob Gutteridge Estate Agents are pleased to offer to the market this mid-terraced home, situated within this convenient knutton location, providing ease of access to local shops, schools, and amenities, whilst also offering good road links to the A34 & Keele University. As expected, this home benefits from the modern-day comforts of Upvc double glazing together with gas combi central heating. In brief, the accommodation comprises a spacious lounge, fitted kitchen and to the first floor are three generous bedrooms together with a family bathroom. Externally, the property enjoys a fore garden and enclosed rear garden.

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 accommodation, convenient location, and excellent potential this traditional mid-terraced home has to offer.

ENTRANCE HALLWAY 2.49m x 1.80m (8'2" x 5'11")

With Upvc double glazed frosted front access door, pendant light fitting, smoke alarm, single panelled radiator, wood laminate flooring, artex to walls, stairs to the first floor and doors leading off to;



FITTED KITCHEN 3.51m x 2.72m (11'6" x 8'11")

With Upvc double glazed window to front, fluorescent tube light fitting, artex and coving to ceiling, a range of base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space, round-edge worktop, built-in stainless steel sink unit with mixer tap above, Indesit freestanding dual-compartment gas oven with four-ring gas hob and extractor hood above, space for fridge/freezer, space for automatic washing machine, a Worcester gas combination boiler providing the domestic hot water and heating systems, ceramic wall tiling, tile-effect vinyl cushion flooring and power points.



LOUNGE 4.98m x 3.78m (16'4" x 12'5")

With Upvc double glazed window to rear, three-lamp light fitting, two wall-mounted light fittings, artex to ceiling and walls, single panelled radiator, feature tiled hearth with gas fire, wood laminate flooring, TV aerial connection point, decorative dado rail, power points and door leading off to;



REAR LOBBY 3.86m x 1.45m (12'8" x 4'9")

With Upvc double glazed frosted rear access door, fluorescent tube light fitting, decorative dado rail, ceramic wall tiling, electricity consumer unit, electricity and PV generation meters and power points.



FIRST FLOOR LANDING 2.64m x 1.80m (8'8" x 5'11")

With pendant light fitting, smoke alarm, loft access, artex to ceiling and walls, built-in storage providing ample domestic storage space and doors leading off to;



BEDROOM ONE (FRONT) 4.24m x 2.84m (13'11" x 9'4")

With Upvc double glazed window to front, pendant light fitting, single panelled radiator, built-in wardrobes providing ample domestic storage space, built-in storage cupboard providing ample domestic storage space, phone line / ADSL connection point, TV aerial connection point, power points.



BEDROOM TWO (REAR) 2.82m x 2.97m (9'3" x 9'9")

With Upvc double glazed window to rear, pendant light fitting, coving to ceiling, artex to walls, single panelled radiator, built-in storage cupboard providing ample domestic storage space and power points.



BEDROOM THREE (FRONT) 3.33m x 1.93m (10'11" x 6'4")

With Upvc double glazed window to front, pendant light fitting, artex to walls, single panelled radiator, phone line connection point and ceiling and power points.



FAMILY BATHROOM 1.68m x 1.80m (5'6" x 5'11")

With Upvc double glazed frosted window to rear, enclosed light fitting, artex and coving to ceiling, a white suite comprising low-level WC, pedestal sink unit, panel bath unit, electric shower unit, ceramic wall tiling and wood-effect flooring.



EXTERNALLY

FORE GARDEN

Bounded by concrete posts and timber fencing, with metallic front access gate, stone flag paving, stone chippings and built-in meter cupboard housing gas meter.

ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing, with stone flag paving and patio area providing ample domestic patio and sitting space, white stone chippings, timber-built garden shed providing ample domestic storage space and metallic rear access gate.



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

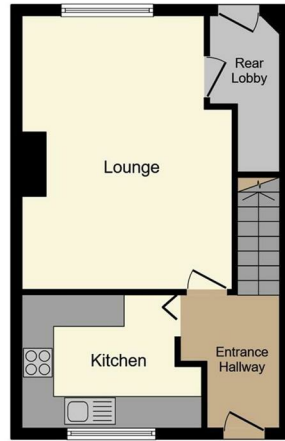
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



Ground Floor



First Floor

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

Bob Gutteridge
ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	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

