

## 12 Clews Walk, Wolstanton, Newcastle, Staffs, ST5 8RG



**Freehold Offers in excess of £210,000**

Bob Gutteridge Estate Agents are pleased to present to the market this detached home, ideally situated within a desirable cul-de-sac in the ever-popular area of Wolstanton. Offering convenient access to the village centre, where a range of shops, schools and everyday amenities can be found, the property also benefits from excellent road links to the A500, making it ideal for commuters and families alike. This home does require selective updating, however offers the modern day comforts of Upvc double glazing and gas central heating, combined with well-proportioned accommodation throughout. In brief, the property comprises an entrance lobby, a bay-fronted lounge creating a bright and welcoming living space, a separate dining room ideal for entertaining, and a fitted kitchen. In addition, a Upvc double glazed conservatory provides further versatile living space with views over the rear garden. To the first floor, there are three bedrooms along with a family bathroom, offering comfortable accommodation for a range of buyers. Externally, the property enjoys gardens to both the front and rear, which offers a blank canvass for potential purchasers to create their own masterpiece. Also this property offers off-road parking and the added benefit of a detached brick garage.

Offered for sale with No Vendor Chain, this is a superb opportunity to acquire a detached home in a highly desirable location. Early viewing is strongly recommended !

## ENTRANCE LOBBY

With Upvc double glazed frosted front access door incorporating inset lead pattern, pendant light fitting, electricity fuse box, and door providing access off to:

## BAY FRONTED LOUNGE 4.85m x 4.62m (15'11" x 15'2")

With Upvc double glazed bay window to front incorporating inset lead pattern, artex to ceiling, two wall light fittings, brick feature fireplace with modern coal effect electric fire set on a quarry tiled hearth, Virgin Media connection point (subject to usual transfer regulations), two double panelled radiators, recessed under-stairs storage area providing ample domestic storage space, power points, and door providing access off to:



## DINING ROOM 2.62m x 2.18m (8'7" x 7'2")

With aluminium double glazed sliding patio doors to rear, artex to ceiling, pendant light fitting, panelled radiator, power points, and door providing access off to:



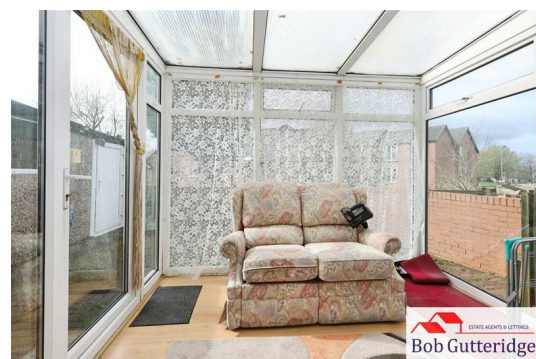
### **FITTED KITCHEN 2.62m x 2.31m (8'7" x 7'7")**

With Upvc double glazed window to rear, artex to ceiling, three-lamp light fitting, panelled radiator, a range of base and wall mounted soft cream storage cupboards providing ample cupboard and drawer space, round edge work surface with inset four-ring ceramic electric hob with oven beneath plus extractor hood above, built-in resin sink unit with chrome mixer tap, plumbing for automatic washing machine, space for under counter fridge, vinyl tiled flooring, ceramic splashback tiling, and power points.



### **CONSERVATORY 2.77m x 2.36m (9'1" x 7'9")**

With Upvc double glazed panels to sides and rear, Upvc double glazed patio door to side, and beechwood effect laminate flooring.



### **FIRST FLOOR LANDING**

With Upvc double glazed frosted window to side, artex to ceiling, pendant light fitting, access to loft space, panelled radiator, and doors leading off to:



### **BEDROOM ONE (FRONT) 3.38m x 2.67m (11'1" x 8'9")**

With Upvc double glazed frosted window to side, artex to ceiling, pendant light fitting, access to loft space, panelled radiator, and doors leading off to:



### **BEDROOM TWO (REAR) 3.68m into wardrobes x 2.64m (12'1" into wardrobes x 8'8")**

With Upvc double glazed window to rear, artex to ceiling, pendant light fitting, double panelled radiator, power points, and sliding wardrobe doors revealing built-in wardrobes providing ample hanging and storage space.



### **BEDROOM THREE (REAR) 2.03m x 1.88m (6'8" x 6'2")**

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

### **FIRST FLOOR BATHROOM 2.49m x 1.83m (8'2" x 6'0")**

With Upvc double glazed frosted window to front incorporating inset lead pattern, artex to ceiling, fully tiled in high gloss wall ceramics, a coloured suite comprising low level WC, pedestal sink unit, corner bath with Neptune electric shower, double panelled radiator, and door to built-in boiler cupboard housing a Main Combi Eco gas combination boiler providing the domestic hot water and central heating.



**EXTERNALLY**



**FORE GARDEN**

Bounded by timber post and timber fencing along with metal railings, double metal gates provide vehicular access to the front of the property, mature shrubs to borders, a brick paved driveway providing off road parking and further double gates provides access to;



## ENCLOSED REAR GARDEN

Bounded by timber post and timber fencing, a brick paved area provides patio and sitting space, garden brick walls and access to a garden greenhouse along with wild garden area with mature shrubs and plants.



## DETACHED SECTIONAL GARAGE

With up and over door, Upvc double glazed window to side, Upvc side access door 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 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		84 B
69-80	C		
55-68	D	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

