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ESTATE AGENTS & LETTINGS
Bob Gutteridge

7 Emberton Street, Wolstanton, Newcastle, Staffordshire, ST5 0BZ







Freehold £135,000

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional Victorian terraced home, situated within this popular Wolstanton village location. The property enjoys ease of access to the High Street, where a variety of local shops, schools and amenities can be found, whilst also offering good road links to both the A34 and A500. As you would expect, this home offers the modern-day comforts of Upvc double glazing and gas combination central heating. In brief, the spacious accommodation comprises: dining room, lounge, fitted kitchen and downstairs WC/utility room. To the first floor are two double bedrooms together with a family bathroom. Externally, the property enjoys an enclosed rear yard.

Viewing of this home is considered essential!

DINING ROOM 3.40m x 3.51m (11'2" x 11'6")

With Upvc double glazed frosted front access door with inset led pattern and stained glass, double glazed skylight above with inset coloured numeric, Upvc double glazed window to front with inset Georgian pattern, single panelled radiator, artex to ceiling, original cornicing, three lamp light fitting, decorative ceiling rose, built in storage cupboard with ample storage space, built in gas / electric meter cupboards, BT & Virgin Media connection point (Subject to usual transfer regulations), oak effect laminate flooring, feature fire surround with decorative inset tiling, six power points and part panelled part glazed door leads off to;





LOUNGE 3.99m x 3.48m (13'1" x 11'5")

With Upvc double glazed window to rear, artex to ceiling, coving, three lamp light fitting, two wall light fittings, single panelled radiator, oak effect laminate flooring,feature fire place, Sky+HD connection point (Subject to usual transfer regulations), eight power points, door to under stairs storage cupboard providing ample domestic shelving and storage space, stairs to first floor landing and door reveals;





FITTED KITCHEN 3.66m x 1.52m (12'0" x 5'0")

With Upvc double glazed window to side, four lamp spot light fitting, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with chrome mixer tap above, built in four ring gas hob unit with oven beneath and extractor hood above, Travertine effect splash back tiling, built in fridge / freezer, wood effect laminate flooring in oak effect, double panelled radiator, six power points and doorway reveals access off to;



REAR LOBBY AREA

With Upvc double glazed side access door, two coat hooks, ceramic half wall tiling, ceramic tiled flooring, globe light fitting and access leading off to;

DOWNSTAIRS W.C. / UTILITY ROOM 2.01m x 1.45m (6'7" x 4'9")

With Upvc double glazed frosted window to side, Valliant combination boiler providing the domestic hot water and central heating systems, plumbing for automatic washing machine, space for condenser dryer, ceramic wall tiling, two power points, ceramic floor tiling, a white low level duel flush W.c., wall mounted sink unit and single panelled radiator.

FIRST FLOOR LANDING

With smoke alarm, pendant light fitting, two wall light fittings, two power points and door to;



BEDROOM ONE (FRONT) 3.40m x 3.07m to chimney breast (11'2" x 10'1" to chimney breast)

With Upvc double glazed window to front with inset Georgian pattern, single panelled radiator, T.V. aerial lead, built in Shaker oak effect wardrobes providing ample domestic hanging and storage space etc. and five power points.



BEDROOM TWO (REAR) 3.99m x 2.41m (13'1" x 7'11")

With Upvc double glazed window to rear, two pendant light fittings, two power points, single panelled radiator and door to built in storage cupboard providing further domestic storage space etc.



FIRST FLOOR BATHROOM 3.45m x 1.52m (11'4" x 5'0")

With frosted Upvc double glazed window to rear, access to loft space, four spot light fittings, a white suite comprising of low level duel flush W.c., vanity sink unit with circular porcelain sink unit with chrome mixer tap above, "P" shaped bath / shower unit with curve glazed shower screen, thermostatic shower, ceramic splash back tiling, double panelled radiator and vinyl cushion flooring.





EXTERNALLY

ENCLOSED REAR YARD

Bounded by timber post and timber fencing with timber gate providing pedestrian access to the rear of the property, plum slate chipping providing ease of maintenance, flagged area providing ample patio and sitting space etc.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshires 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

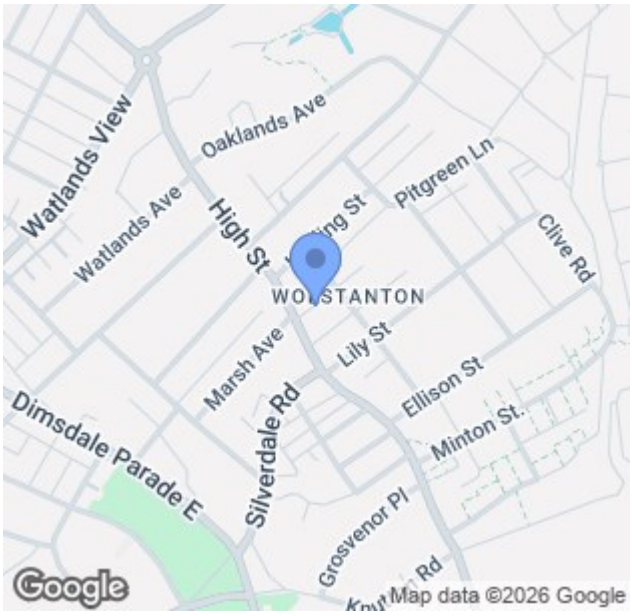
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

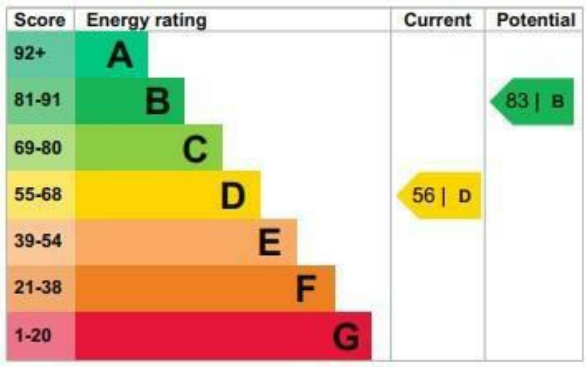
COUNCIL TAX

Band 'A' amount payable to Newcastle-under-Lyme Borough Council.

PHOTOGRAPHIC DISCLAIMER

Please note that the property is currently tenanted. However, we have been advised that the tenant is looking to vacate within the coming weeks. Accordingly, the photographs featured in this advertisement are from the property's previous marketing in November 2022 and are provided for illustrative purposes only. Once vacant possession has been obtained, we will arrange for new photographs to be taken and updated within this advertisement.





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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