

13 Chetwynd Street, Wolstanton, Newcastle, Staffs, ST5 0EQ



Freehold £85,000

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional terraced home, situated within the peaceful and highly regarded village location of Wolstanton, providing ease of access to the High Street where a range of local shops, schools, and amenities can be found, whilst also offering excellent road links to the A500. Although the property would benefit from a programme of updating and modernisation, it already benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating, offering an excellent opportunity for purchasers to create a home to their own specification. In brief, the accommodation comprises a sitting room, separate lounge, kitchen, and ground floor shower room. To the first floor are two well-proportioned bedrooms together with an en-suite bathroom accessed from the second bedroom. Externally, the property enjoys an enclosed rear yard. 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 potential, convenient village location, and excellent opportunity this traditional home has to offer.

LOUNGE 3.48m x 2.97m (11'5" x 9'9")

With Upvc double-glazed window to the front, Upvc double-glazed frosted front access door with frosted double-glazed skylight above, smoke alarm, pendant light fitting, decorative picture rail, built-in gas and electricity meter cupboards together with the consumer unit, double-panelled radiator, feature fireplace incorporating a gas fire with surround, power points, and access leading to:



SITTING ROOM 3.48m x 2.95m (11'5" x 9'8")

With Upvc double-glazed window to the rear, artex to ceiling, pendant light fitting, decorative picture rail, double-panelled radiator, TV aerial connection point, feature fireplace incorporating a coal-effect gas fire, and door leading to an understairs storage cupboard providing ample domestic shelving and storage space.



FITTED KITCHEN 3.45m x 1.55m (11'4" x 5'1")

With Upvc double-glazed frosted window to the side, fluorescent tube light fitting, heat detector, a range of base and wall-mounted white storage cupboards providing ample domestic cupboard space, round-edge work surfaces incorporating a built-in stainless steel sink unit with chrome mixer tap above, ceramic half-height wall tiling, plumbing for an automatic washing machine, space for a freestanding electric cooker, space for a fridge/freezer, tile-effect laminate flooring, power points, and access leading to:



REAR LOBBY

With Upvc double-glazed frosted side access door incorporating an inset frosted glazed panel, pendant light fitting, vinyl cushion flooring, and double doors opening to built-in storage cupboards providing ample domestic shelving and storage space.

GROUND FLOOR SHOWER ROOM 2.39m x 1.52m (7'10" x 5'0")

With Upvc double-glazed frosted window to the side, fully tiled walls, batten light fitting, extractor fan, double-panelled radiator, and a coloured suite comprising a low-level WC, pedestal wash hand basin, and corner glazed shower cubicle with Triton Enrich electric shower.



FIRST FLOOR LANDING

With doors leading off to rooms, including:

BEDROOM ONE (FRONT) 3.48m x 2.97m (11'5" x 9'9")

With Upvc double glazed window to the front, pendant light fitting, double panelled radiator, oak-effect laminate flooring, and power points.



BEDROOM TWO (REAR) 3.48m x 3.00m plus recess (11'5" x 9'10" plus recess)

With Upvc double glazed window to the rear, pendant light fitting, double panelled radiator, access to loft space, power points, and door leading to:



EN-SUITE BATHROOM 2.44m x 1.68m (8'0" x 5'6")

With Upvc double glazed frosted window to the side, light fitting, a white suite comprising a low-level WC, pedestal wash hand basin, and panelled bath with taps above, vinyl tile flooring, and door to a built-in boiler cupboard housing the Main Eco Compact gas combination boiler providing the domestic hot water and central heating systems.



EXTERNALLY



ENCLOSED REAR YARD

With garden brick wall boundaries and a concreted area providing ample patio and sitting space.



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		
55-68	D	67 D	78 C
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