

## 70 Church Street, Wood Lane, Stoke-On-Trent, Staffs, ST7 8PE



**Freehold Offers in excess of £179,995**

Bob Gutteridge Estate Agents are delighted to bring to the market this recently modernised and updated semi detached home situated in a pleasant cul de sac in Wood Lane which offers delightful views over countryside. This beautiful home is enhanced with Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, lounge, stunning fitted kitchen/dining room with integrated appliances, utility room and to the first floor are two generous sized bedrooms along with a new modern first floor four piece bathroom. Externally the property has recently been landscaped to the front to provide off road parking for two vehicles and to the rear an enclosed garden can we location. We can confirm that this home is being sold with the added benefit of NO VENDOR CHAIN ! Viewing Highly Recommended !

### ENTRANCE HALL

With composite double glazed frosted front access door, Upvc double glazed window to sides aspect three lamp light fitting, mains/battery smoke alarm, double panelled radiator and power point. Stairs to the first floor landing and door providing access to;



### LOUNGE 4.52m x 3.40m (14'10" x 11'2")

With Upvc double glazed window to the front, five-lamp light fitting, panelled radiator and power points. Access leading through to;



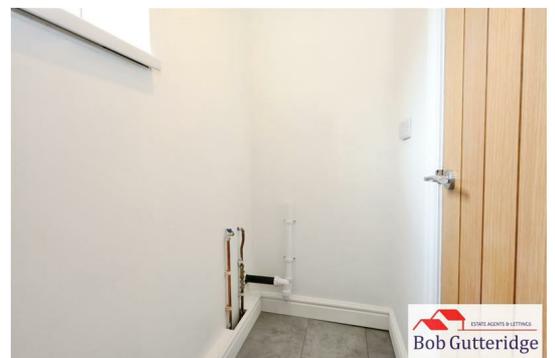
## **NEW FITTED KITCHEN / DINING ROOM 5.56m x 3.05m reducing to 1.96m (18'3" x 10'0" reducing to 6'5")**

With Upvc double glazed windows to the rear and side aspects, composite double glazed frosted side access door, ten LED spotlight fittings, heat detector, fitted with a range of base and wall mounted high gloss grey storage cupboards providing ample cupboard and drawer space, square edge work surfaces with a built-in resin sink unit with mixer tap above, built-in AEG ceramic four ring gas hob with oven beneath plus extractor hood above, integrated Bosch dishwasher, integrated fridge/freezer, tile effect laminate flooring, two double panelled radiators and power points. Access to;



## **UTILITY AREA 2.16m x 0.84m (7'1" x 2'9")**

With Upvc double glazed window to the rear, pendant light fitting, a Vaillant gas combination boiler providing the domestic hot water and central heating systems, tile effect laminate flooring, space for stacked condenser dryer / washing machine with plumbing and power points.



## FIRST FLOOR LANDING

With Upvc double glazed window to the side, three-lamp light fitting, battery/mains wired smoke alarm and access to loft space. Doors leading off to rooms including;



## BEDROOM ONE (FRONT) 4.52m x 3.43m (14'10" x 11'3")

With Upvc double glazed window to the front, three-lamp light fitting, double panelled radiator and power points. Door to built-in wardrobe providing ample storage space.



**BEDROOM TWO (REAR) 3.15m x 3.05m (10'4" x 10'0")**

With Upvc double glazed window to the rear, three-lamp light fitting, double panelled radiator and power points.



## NEW FIRST FLOOR FOUR PIECE BATHROOM 2.26m x 2.08m (7'5" x 6'10")

With Upvc double glazed frosted window to the rear, four LED spotlight fittings, extractor fan, a modern white suite comprising low level dual flush WC, vanity sink unit with monobloc chrome mixer tap, panelled bath with monobloc chrome mixer tap, glazed shower enclosure with thermostatic direct flow shower plus separate handheld attachment, aqua board splashbacks in marble effect finish, marble effect flooring and modern chrome towel radiator.



## EXTERNALLY



## FORE GARDEN

Bounded by concrete posts and timber fencing together with mature hedges. Double width tarmac driveway providing off-road parking for two or so vehicles. Concrete pathways lead alongside the property to the rear garden.



## ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing with blue slate chipped patio and seating area, garden block retaining wall leading to a lawn section and additional concrete patio area providing ample outdoor seating 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.



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



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

