

12 Gedney Grove, Westbury Park, Newcastle-under-Lyme, Staffordshire, ST5 4LN



Freehold £250,000

Bob Gutteridge Estate Agents are delighted to welcome to the market this detached home situated in a peaceful cul de sac location in Westbury Park. The In brief the accommodation comprises of entrance hallway, spacious lounge, fitted kitchen, sun room and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear along with off road parking. The location is perfect for commuters with ease of access to the A500, M6 & A34 as well as being well placed for local shops, schools and amenities. As an additional benefit, this property is offered to the market with **NO VENDOR CHAIN !**

ENTRANCE HALLWAY 1.96m x 1.32m (6'5" x 4'4")

With Upvc composite double glazed front access door, pendant light fitting, double panelled radiator, wood effect laminate flooring, power point, stairs to first floor and door leading off to;



BAY-FRONTED LOUNGE 4.37m x 3.61m (14'4" x 11'10")

With Upvc double glazed bay window to front, pendant light fitting, coving to ceiling, double panelled radiator, vertical column style radiator, decorative dado rail, wood effect laminate flooring, TV aerial connection point, telephone line connection point, Virgin Media connection point, subject to usual transfer regulations, power points and access off to;



FITTED KITCHEN 4.65m x 2.13m (15'3" x 7'0")

With Upvc double glazed window to rear, two pendant light fittings, a range of base and wall-mounted kitchen storage cupboards providing ample cupboard and drawer space, square-edge worktop, built-in stainless steel bowl and a half sink unit with mixer tap above, built-in Neff fan electric oven with four-ring gas hob and extractor hood above, space for fridge/freezer, space for automatic washing machine, space for automatic additional washer, electricity consumer unit, access to understairs storage cupboard providing ample domestic storage space and Upvc double glazed patio French-opening doors leading off to;



SUN ROOM 3.84m x 2.59m (12'7" x 8'6")

With Upvc double glazed patio French-opening doors to side, Upvc double glazed full-height windows to side and rear aspect, skylights to side elevations, eight spotlight fittings, double panelled radiator, wood effect laminate flooring and power points.



FIRST FLOOR LANDING 2.31m x 1.88m (7'7" x 6'2")

With Upvc double glazed frosted window to side, pendant light fitting, smoke alarm, loft access, power points, built-in boiler cupboard housing a Worcester gas combination boiler providing the domestic hot water and heating systems, wall-mounted thermostat and doors leading off to;



BEDROOM ONE (REAR) 3.63m x 2.67m (11'11" x 8'9")

With Upvc double glazed window to rear, pendant light fitting, two wall-mounted light fittings, coving to ceiling, single panelled radiator and power points.



BEDROOM TWO (FRONT) 2.67m x 2.67m (8'9" x 8'9")

With Upvc double glazed window to front, pendant light fitting, single panelled radiator and power points.



BEDROOM THREE (REAR) 2.21m x 1.91m (7'3" x 6'3")

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator and power points.



FIRST FLOOR BATHROOM 1.88m x 1.60m (6'2" x 5'3")

With Upvc double glazed frosted window to front, LED light fitting, extractor fan, vertical chrome towel radiator, a white suite comprising low-level dual-flush WC, vanity sink unit with mixer tap above, panelled bath unit with mixer tap and separate thermostatic direct-flow shower unit above, wood effect laminate flooring and grey ceramic splashback tiling.



EXTERNALLY

FORE GARDEN

With brick walls, asphalt-paved driveway providing parking for up to three vehicles, sandstone paving, wood-chipped raised bed, Tesla electric car charger and a timber side access gate leading off to;



ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing, with sandstone paving and patio area providing ample domestic patio and seating space, timber-built garden/potting shed providing ample domestic storage space, stone chippings, mature border shrubbery, timber-built pergola and a modest lawn providing ease of maintenance.



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

Bob Gutteridge
ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 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

