

## The Crescent, 108 Dimsdale Parade East, Wolstanton, Newcastle, Staffs, ST5 8DS



**Freehold £149,950**

Bob Gutteridge Estate Agents are pleased to bring to the market this desirable and spacious traditional terraced home, pleasantly situated on The Crescent in Wolstanton, providing ease of access to local shops, schools, and amenities, whilst also being well placed for the A34 and A500 road networks. The property benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating. In brief, the accommodation comprises a storm porch, bay-fronted lounge, separate sitting room, fitted kitchen, and a four-piece ground floor bathroom. To the first floor are two generous double bedrooms together with access to a useful loft space. Externally, the property enjoys a pleasant mature fore garden to the front, whilst to the rear there is an enclosed garden incorporating off-road parking for a vehicle. 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 of this spacious home is highly recommended to fully appreciate both the accommodation and convenient location on offer.

## STORM PORCH

With Upvc double glazed front access door together with double glazed units to sides and skylights, ceramic tiled flooring, panelling to walls and a Upvc double glazed frosted front access door with inset Georgian pattern leading off to:



## BAY FRONTED LOUNGE 3.78m x 3.78m reducing to 2.72m (12'5" x 12'5" reducing to 8'11")

With Upvc double glazed bay window to front with inset Georgian pattern, coving to ceiling, five lamp light fitting, decorative picture rail, panelled radiator, BT & Virgin Media connection point (subject to usual transfer regulations), TV aerial point, power points, built in log effect gas fire, panelled radiator and part panelled part glazed door providing access off to:



**SITTING ROOM 4.32m x 3.78m (14'2" x 12'5")**

With Upvc double glazed window to rear, coving to ceiling, decorative picture rail, five lamp light fitting, built in storage cupboards, double panelled radiator, TV aerial point, power points, door to understairs storage cupboard providing ample domestic storage space and access leading off to:



**FITTED KITCHEN 3.18m x 2.06m (10'5" x 6'9")**

With Upvc double glazed window to side, wood panelling to ceiling, eleven spotlight fittings, two further built in pelmet light fittings and a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space. Round edged work surface with built in stainless steel sink unit with mixer tap above, built in four ring gas hob unit with extractor hood above, integrated fan assisted oven with grill above, integrated Bosch dishwasher, space and plumbing for automatic washing machine, space for under counter fridge and freezer, ceramic splashback tiling, ceramic tiled flooring and power points.



**REAR LOBBY AREA**

With Upvc double glazed frosted side access door, two spotlight fittings, modern vertical radiator, panelling to walls, ceramic tiled flooring and access leading off to:

**GROUND FLOOR BATHROOM 2.82m x 2.06m (9'3" x 6'9")**

With Upvc double glazed frosted window to side, coving to ceiling, nine spotlight fittings, extractor fan, ceramic half wall tiling with decorative border tile, ceramic tiled flooring, panelled radiator and a four piece suite comprising low level WC, pedestal sink unit, panelled bath unit with Victorian style mixer tap and shower attachment together with corner glazed shower cubicle incorporating thermostatic direct flow shower and aqua boarding to splashback.



**FIRST FLOOR LANDING**

With pendant light fitting, stairs to second floor, power point and doors leading off to rooms including:



**BEDROOM ONE (FRONT) 3.81m x 3.15m (12'6" x 10'4")**

With Upvc double glazed window to front with inset Georgian pattern, three lamp light fitting, decorative picture rail, panelled radiator, power points, built in double wardrobes and matching bedside cabinets providing ample domestic hanging space and storage space. Bi-fold door reveals a further built in wardrobe with two spotlight fittings, hanging rail and shoe storage.



**BEDROOM TWO (REAR) 3.78m x 2.64m (12'5" x 8'8")**

With Upvc double glazed window to rear, decorative picture rail, three lamp light fitting, double panelled radiator, TV aerial socket, power points and bi-fold door revealing a built in wardrobe providing ample domestic hanging and storage space.



**USABLE LOFT SPACE 3.78m x 2.44m (12'5" x 8'0")**

With double glazed skylight to rear, two lamp light fittings, oak effect laminate flooring, power points and recessed eaves providing ample domestic storage space.



**EXTERNALLY**

**FORE GARDEN**

Bounded by mature hedges to borders along with concrete posts and timber fencing. A metal gate provides pedestrian access to the front of the property, with crazy paved pathways and plum slate chippings providing ease of maintenance.



## REAR GARDEN

Bounded by concrete and timber posts together with timber fencing. Double metal gates provide vehicular access to the rear of the property, where a pressed concrete driveway provides off road parking. Gravelled pathways offer ease of maintenance



## 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

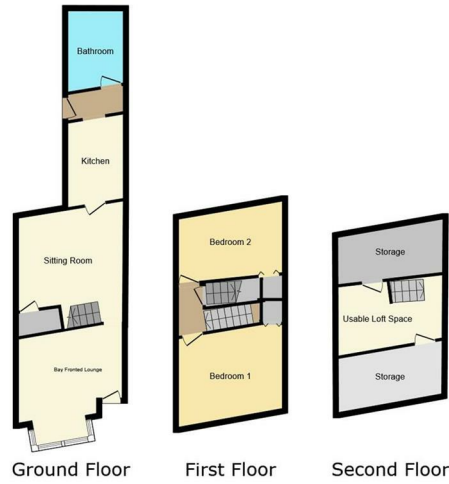
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## 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

 **Bob Gutteridge**  
ESTATE AGENTS & LETTINGS



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#### HOURS OF OPENING

|                 |                 |
|-----------------|-----------------|
| Monday - Friday | 9.00am - 5.30pm |
| Saturday        | 9.00am - 4.30pm |
| Sunday          | 2.00pm - 4.30pm |

