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ESTATE AGENTS & LETTINGS
Bob Gutteridge

42 Keeling Street, Wolstanton, Newcastle, Staffs, ST5 0DL

Freehold £115,000

**** NO VENDOR UPWARD CHAIN ! ** Bob Gutteridge Estate Agents are pleased to welcome to the market this well-presented Victorian terraced home, situated within the convenient village location of Wolstanton, providing ease of access to the High Street where a range of shops, schools, doctors' surgeries, and amenities can be found, whilst also offering excellent road links to both the A34 and A500. As expected, the property benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating. In brief, the accommodation comprises a sitting room, separate lounge, fitted kitchen, and ground floor shower room. To the first floor are two generous double bedrooms. Externally, the property enjoys an enclosed, low-maintenance rear garden which offers prospective purchasers the potential to create off-road parking, subject to the necessary consents and approvals. 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 accommodation, convenient village location, and future potential this attractive period home has to offer.

SITTING ROOM 3.35m x 3.15m (11'0" x 10'4")

With composite double-glazed frosted front access door incorporating inset leaded pattern and double-glazed skylight above, Upvc double-glazed window to the front, coving to ceiling, decorative ceiling rose, three-lamp light fitting, decorative dado rail, double-panelled radiator, feature fireplace incorporating a living flame coal-effect gas fire, built-in gas and electricity meter cupboards, power points, and door providing access to:

LOUNGE 3.43m x 3.33m (11'3" x 10'11")

With Upvc double-glazed window to the rear, coving to ceiling, decorative ceiling rose, three-lamp light fitting, double-panelled radiator, decorative dado rail, feature fireplace incorporating a living flame coal-effect gas fire, TV aerial connection point, power points, door to understairs storage cupboard providing ample domestic shelving and storage space, and door leading to:

FITTED KITCHEN 4.39m x 1.68m (14'5" x 5'6")

With Upvc double-glazed windows to the side, four-lamp light fitting, extractor fan, heat detector, a range of base and wall-mounted beech wood-effect storage cupboards providing ample domestic cupboard and drawer space, rolled-edge work surfaces incorporating a built-in stainless steel sink unit with chrome mixer tap above, space for a freestanding gas cooker, plumbing for an automatic washing machine, space for a fridge/freezer, ceramic tiled flooring, power points, and access leading to:

REAR LOBBY

With Upvc double-glazed frosted side access door, built-in storage cupboards providing ample domestic shelving and storage space, one housing a Baxi combination gas boiler providing the domestic hot water and central heating systems, ceramic splashback tiling, quarry tiled flooring, and door providing access to:

GROUND FLOOR SHOWER ROOM 2.13m x 1.57m (7'0" x 5'2")

With Upvc double-glazed frosted window to the side, enclosed light fitting, extractor fan, fully tiled in wall ceramics with decorative border tile, ceramic tiled flooring, and a white suite comprising a low-level dual-flush WC, pedestal wash hand basin with chrome taps above, and walk-in double shower enclosure with thermostatic direct-flow shower.

FIRST FLOOR LANDING

With coving to ceiling, access to loft space, smoke alarm, pendant light fitting, and doors leading off to:

BEDROOM ONE (FRONT) 3.35m x 3.15m (11'0" x 10'4")

With Upvc double-glazed window to the front, coving to ceiling, decorative ceiling rose, decorative dado rail, double-panelled radiator, power points, and door to a built-in wardrobe providing ample domestic hanging and storage space.

BEDROOM TWO (REAR) 3.43m x 3.35m (11'3" x 11'0")

With Upvc double-glazed window to the rear, pendant light fitting, decorative ceiling rose, coving to ceiling, decorative dado rail, double-panelled radiator, BT telephone extension point (subject to the usual transfer regulations), and power points.

EXTERNALLY

ENCLOSED REAR GARDEN

With boundaries formed by garden brick walls together with concrete/timber posts and timber panel fencing. A timber gate provides pedestrian access to the rear of the property, whilst a concreted area provides ample domestic patio and sitting space along with ease of maintenance. Mature shrubs to the borders complete this pleasant outdoor 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 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.

Keeling Street, Newcastle

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

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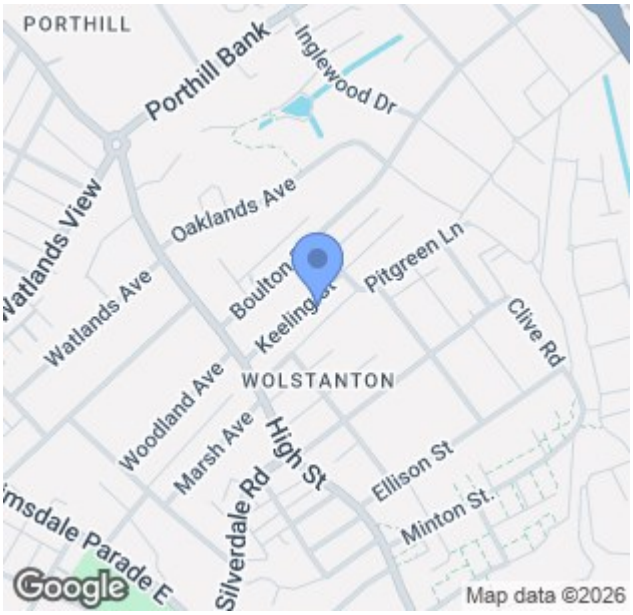

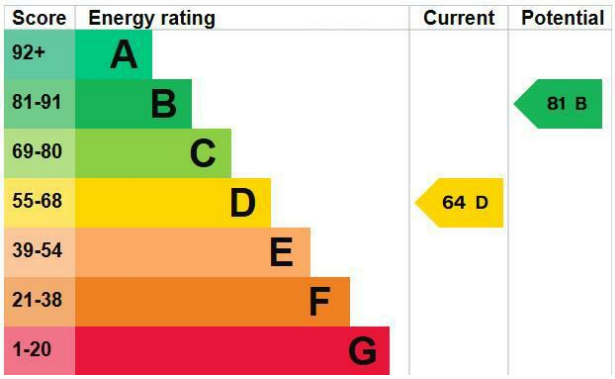

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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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