

## 15 Wilson Street, Newcastle, Staffs, ST5 2BZ



**Freehold £125,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this traditional end terraced home, ideally situated within this convenient and ever-popular Newcastle town centre location. The property offers easy access to local shops, schools and amenities, together with excellent transport links via the A34. As you would expect, the home benefits from modern day comforts including Upvc double glazing and gas combination central heating. In brief, the accommodation comprises sitting room, dining room and fitted kitchen. To the first floor are two double bedrooms along with a family bathroom. Externally, the property enjoys an enclosed rear yard.

We can also confirm that this home is being sold with the added benefit of NO VENDOR UPWARD CHAIN FROM JUNE 2026.

### **SITTING ROOM 3.66m x 3.63m (12'0" x 11'11")**

With Upvc double glazed frosted front access door incorporating frosted skylight above, Upvc double glazed window to the front, five-lamp light fitting, panelled radiator, built-in gas/electricity meter cupboards, power points, BT telephone point (subject to usual transfer regulations) and door providing access to:



### **DINING ROOM 3.61m x 3.61m (11'10" x 11'10")**

With Upvc double glazed window to the rear, pendant light fitting, panelled radiator, feature fireplace with built-in living flame coal effect gas fire, oak-effect laminate flooring, Virgin Media connection point (subject to usual transfer regulations), power points, stairs to the first floor landing, access to under stairs storage cupboard providing ample shelving and storage space. Door leading off to:





## **BEDROOM TWO 3.61m x 2.64m (11'10" x 8'8")**

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



## **BUILT IN STORAGE CUPBOARD**

Providing ample shelving and storage space.

## **FIRST FLOOR BATHROOM 2.29m x 2.06m (7'6" x 6'9")**

With Upvc double glazed frosted window to the rear, pendant light fitting, a white suite comprising low level WC, pedestal sink unit with chrome mixer tap above. panelled bath with taps above plus Triton electric shower over, ceramic splashback tiling, vinyl flooring and panelled radiator.



## **EXTERNALLY**

### **ENCLOSED REAR**

Bounded by garden brick walls along with timber post and timber fencing, a timber gate provides pedestrian access to the rear of the property, concrete pathways and a raised decked area provides 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**

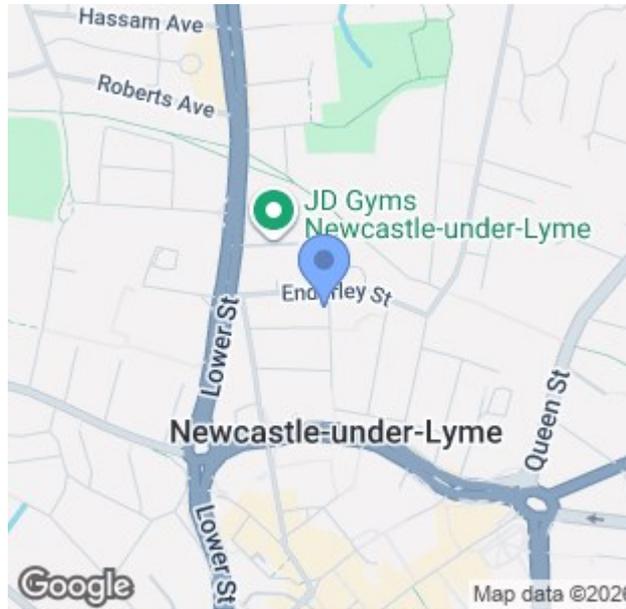
Main services of gas, electricity, water and drainage are connected.

## **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		72 C
55-68	D		
39-54	E	45 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

