

## 64 Liverpool Road, Red Street, Newcastle, Staffordshire, ST5 7AF



**Freehold £99,950**



Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented traditional terraced home situated in this popular Red Street location which provides ease of access to local shops, schools and amenities as well as being well placed for access to the A34. The vendors have maintained this property to a good standard and as such the property is enhanced with Upvc double glazing along with combi central heating plus the roof has been re done in recent months ! Internally the property provides a sitting room, lounge, modern fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers an enclosed rear yard plus off road parking to the rear along with a detached sectional garage. We can also confirm that this property is being sold with the added benefit of NO VENDOR CHAIN !

### **LOUNGE 3.51m x 3.48m (11'6" x 11'5")**

With Upvc double glazed window to front, artex to ceiling, coving, two wall light fittings, pendant light fitting, power points, oak effect laminate flooring, built in gas and electricity meter cupboards, double panelled radiator and access leading off to;



### **SITTING ROOM 3.76m x 3.45m (12'4" x 11'4")**

With Upvc double glazed window to rear, artex to ceiling, coving, three lamp light fitting, two double wall light fittings, marble hearth and insert with surround and built in living flame coal effect gas fire, power points, stairs to first floor landing, door to under stairs storage cupboard with pendant light fitting and ample hanging and storage space etc.



**FITTED KITCHEN 2.69m x 1.78m (8'10" x 5'10")**

With Upvc double glazed window to side, pendant light fitting, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space etc., solid wood block work surface with built in bowl and a half stainless steel sink unit with mixer tap above, built in five ring gas hob unit with extractor hood above, ceramic splash back tiling, built in fridge / freezer, oak effect laminate flooring, plumbing for automatic washing machine, power points and doorway provides access off to;



**REAR LOBBY AREA**

With globe light fitting, Upvc double glazed side access door, oak effect laminate flooring and door to built in boiler cupboard with Vaillant combination boiler providing the domestic hot water and central heating systems and access to;

**GROUND FLOOR BATHROOM 2.03m x 1.73m (6'8" x 5'8")**

With Upvc double glazed frosted window to side, four spot light fittings, a modern white suite comprising of dual flush w.c., pedestal sink unit, "P" shaped bath / shower unit with chrome mixer tap above along with thermostatic direct flow shower, granite effect splash back tiling with inset decorative mosaic tile and vinyl cushion flooring.



**FIRST FLOOR LANDING**

With two spot light fittings and doors leading off to rooms including;



### **BEDROOM ONE (FRONT) 3.53m x 3.48m (11'7" x 11'5")**

With Upvc double glazed window to front, pendant light fitting, coving, double panelled radiator, power points and Virgin Media connection point (Subject to usual transfer regulations).



### **BEDROOM TWO 3.48m x 3.76m (11'5" x 12'4")**

With Upvc double glazed window to rear, artex to ceiling, pendant light fitting, double panelled radiator, power points and door to built in wardrobe providing ample domestic hanging and storage space etc.



### **EXTERNALLY**

#### **ENCLOSED REAR YARD**

Bounded by concrete post and timber fencing with flagged pathways and raised decked area providing ample patio and sitting space, external lighting and cold water tap.



### **Looking To Sell Your Home?**

Bob Gutteridge Estate Agents are one of Staffordshires 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**

Our mortgage advice is free of charge and our Financial Services Department specialises in arranging residential mortgages. 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.

**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.





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