

15 Lily Street, Wolstanton, Newcastle, Staffs, ST5 0BE



Freehold £99,995

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional Victorian terraced home situated in this Wolstanton Village location which provides ease of access to local shops, schools, doctors and amenities as well as offering good road links to the A500 & Festival Park. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of living room, dining room, fitted kitchen, ground floor shower room and to the first floor are two double bedrooms. Externally the property offers an enclosed rear yard. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

LIVING ROOM 3.84m x 3.30m (12'7" x 10'10")

With Upvc double glazed frosted front access door with skylight above, Upvc double glazed window to front, coving to ceiling, pendant light fitting, two wall light fittings, built in gas/electricity meter cupboards, panelled radiator, feature fireplace with inset electric fire, power points and access off to;



DINING ROOM 3.81m x 3.05m (12'6" x 10'0")

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, panelled radiator, feature fireplace with inset electric fire, door to cellar, stairs to first floor landing, power points and access off to;



FITTED KITCHEN 4.06m x 1.91m (13'4" x 6'3")

With Upvc double glazed window to side, four lamp light fitting, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, square edge work surface with integrated sink unit with mixer tap above, built in four ring gas hob unit with oven beneath, integrated fridge/freezer, plumbing for automatic washing machine, ceramic splashback tiling with decorative mosaic border tile, panelled radiator, power points and an Ideal boiler providing the domestic hot water and central heating systems.



REAR LOBBY AREA

With Upvc double glazed side access door, door to built in airing cupboard and access off to;

GROUND FLOOR SHOWER ROOM 2.08m x 1.88m (6'10" x 6'2")

With Upvc double glazed frosted window to side, modern wall tiling, vinyl cushion flooring, modern chrome towel radiator, a white suite comprising of low level WC, vanity sink unit and a walk in double shower unit with electric shower.



FIRST FLOOR LANDING

With pendant light fitting and doors to rooms including;

BEDROOM ONE (FRONT) 3.30m x 3.25m to wardrobes (10'10" x 10'8" to wardrobes)

With Upvc double glazed window to front, pendant light fitting, panelled radiator, power points and built in wardrobes providing ample domestic hanging space and storage space.



BEDROOM TWO (REAR) 3.81m x 3.05m (12'6" x 10'0")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points and door to built in store with loft access.



EXTERNALLY

ENCLOSED REAR YARD

Bounded by garden brick walls, a patio area with raised beds, external cold water supply and a side passage giving access to the front.

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.

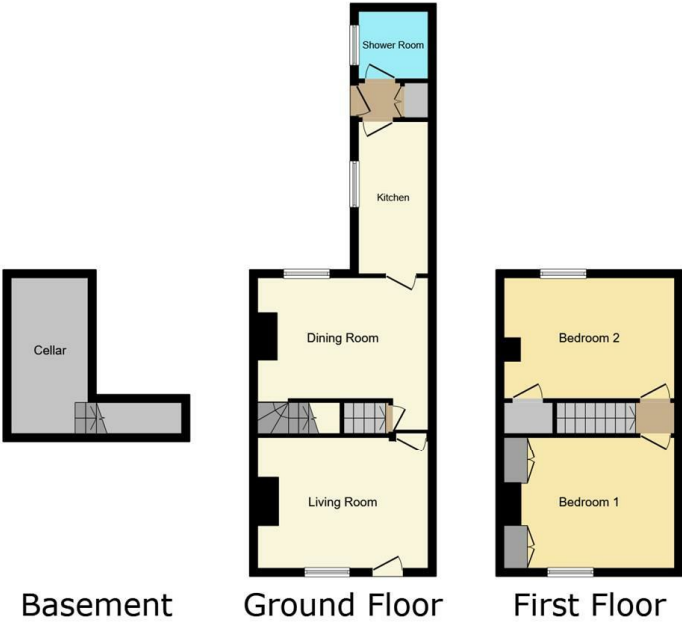
SERVICES

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.

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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		84 B
69-80	C		
55-68	D	58 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

