

19 Grosvenor Place, Wolstanton, Newcastle, Staffordshire, ST5 0HS



Freehold Offers in excess of £245,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious semi detached home situated in this ever popular and convenient Wolstanton location. The property is a short stroll away from the High Street where local shops, schools, doctors and amenities can be located along with good road links to the A500 & Festival Park. This home is enhanced with double glazing along with gas central heating and in brief the accommodation comprises of storm porch, entrance hall, bay fronted dining room, extended lounge, extended fitted kitchen/breakfast room, shower room and to the first floor are three generous bedrooms along with a first floor bathroom. Externally the property offers off road parking along with a detached garage along with a good sized and well stocked rear garden. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

STORM PORCH

With composite double glazed frosted front access door with inset lead pattern, frosted double glazed panels to sides and skylights, ceramic tiled flooring, power point and multi-glazed door provides access off to;

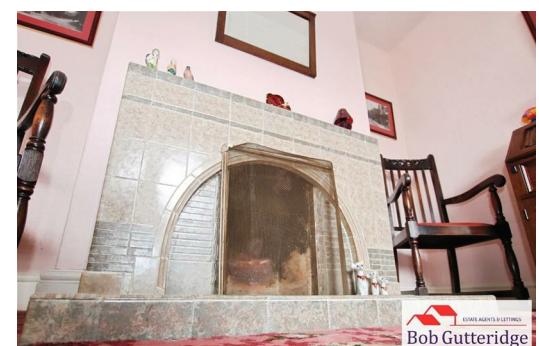
ENTRANCE HALL

With pendant light fitting, smoke alarm, panelled radiator, stairs to first floor landing and doors lead off to rooms including:



DINING ROOM 4.29m x 3.18m (14'1" x 10'5")

With half double glazed bay window to front with inset lead pattern, three-lamp light fitting, tiled feature fireplace, panelled radiator and power points.



EXTENDED LOUNGE 5.33m x 4.42m maximum (17'6" x 14'6"

maximum)

With Upvc double glazed bow window to rear with inset lead pattern, coving to ceiling, two pendant light fittings, two wall light fittings, power points, TV aerial connection point, double panelled radiator and single panelled radiator.



FITTED KITCHEN / BREAKFAST ROOM 5.64m x 2.64m reducing to 2.49m (18'6" x 8'8" reducing to 8'2")

With Upvc double glazed window to rear with inset lead pattern, Upvc double glazed frosted side access door with inset lead pattern and Upvc double glazed window to side with inset pattern, double fluorescent tube light fitting, single fluorescent tube light fitting, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built-in breakfast bar, panelled radiator, built-in four-ring Hygiena electric hob unit with extractor hood above, built-in Indesit oven with grill above, plumbing for automatic washing machine, space for condenser dryer, double panelled radiator, ceramic wall tiling, vinyl cushion flooring, a Glow-worm boiler provides the domestic hot water and central heating systems and power points.



STORAGE

With pendant light fitting, coat hooks, panelled radiator, tiled flooring and wall tiling and door leads off to;

GROUND FLOOR SHOWER ROOM 2.26m x 1.30m (7'5" x 4'3")

With Upvc double glazed frosted window to side with inset lead pattern, pendant light fitting, panelled radiator, a coloured suite comprising low level WC, wall mounted sink unit with taps above, walk-in shower enclosure with thermostatic shower, ceramic tiled flooring, electric shaver socket, panelled radiator and wall mounted heated towel radiator.



FIRST FLOOR LANDING

With feature glazed window to side with inset lead pattern and stained glass, pendant light fitting, smoke alarm, access to loft space and doors lead off to rooms including:



BEDROOM ONE (FRONT) 4.45m x 3.00m maximum (14'7" x 9'10" maximum)

With glazed window to front with inset lead pattern, two pendant light fittings, panelled radiator and power points.



BEDROOM TWO (REAR) 3.51m to chimney breast x 3.66m (11'6" to chimney breast x 12'0")

With Upvc double glazed window to rear with inset lead pattern, two pendant light fittings, built-in double wardrobes providing ample domestic hanging and storage space, BT telephone point and power points.



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BEDROOM THREE (REAR) 2.67m to wardrobe frontage plus recess x 2.72m (8'9" to wardrobe frontage plus recess x 8'11")

With Upvc double glazed window to side with inset lead pattern, pendant light fitting, panelled radiator, power points and built-in double wardrobes providing ample domestic hanging space and storage space.



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FIRST FLOOR FAMILY BATHROOM 2.62m reducing to 1.27m x 2.41m reducing to 1.37m (8'7" reducing to 4'2" x 7'11" reducing to 4'6")

With glazed frosted window to front with inset lead pattern, pendant light fitting, fully tiled in modern wall ceramics, a coloured suite comprising low level WC, pedestal sink unit, panel bath unit, panelled radiator and built-in airing cupboard housing the copper water cylinder.



EXTERNALLY

FORE GARDEN

Bounded by garden stone walls with metal works, double metal gates provide vehicular access to the front of the property, lawn section with mature shrubs and a tarmac driveway provides off road parking. Access off to;

ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing along with mature hedges to borders, paved pathways. A generous sized garden featuring a lawn with mature shrubs and plants to borders along with offering a high degree of privacy.



COUNCIL TAX

Band 'C' 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

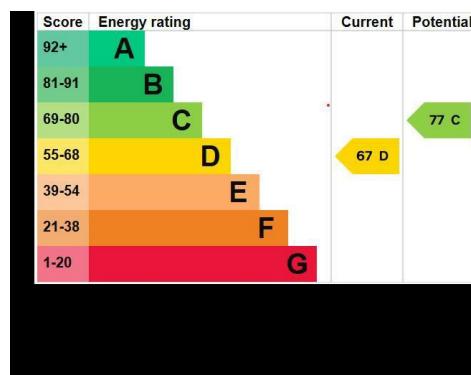
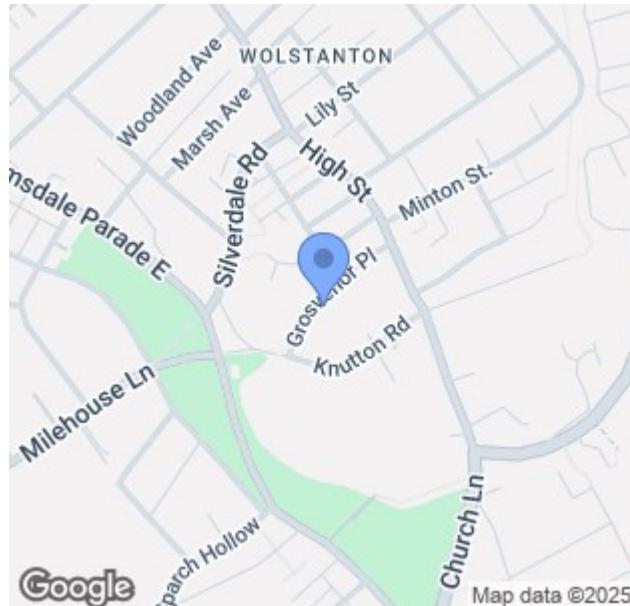
Main services of gas, electricity, water and drainage are connected.

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



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

