

163 Dimsdale Parade West, Wolstanton, Newcastle, Staffs, ST5 8DX



Freehold Offers in excess of £125,000

**** IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT **** Bob Gutteridge Estate Agents are pleased to offer to the market this fore courted traditional terraced home, situated within this popular and convenient residential location of Wolstanton, providing ease of access to local shops, schools, and amenities, whilst also offering excellent road links to 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 spacious through lounge/dining room, modern fitted kitchen, and ground floor bathroom. To the first floor are two bedrooms, together with an en-suite shower room to the principal bedroom. Externally, the property enjoys a forecourt frontage and an enclosed rear yard.

Viewing of this home is highly recommended to fully appreciate the accommodation and convenient location on offer.

THROUGH LOUNGE / DINING ROOM 7.92m x 3.38m (26'0" x 11'1")

With Upvc double glazed frosted front access door with frosted double glazed skylight above. Upvc double glazed window to front with inset Georgian pattern, Upvc double glazed window to rear, two pendant light fittings, coving to ceiling, two double panelled radiators, built-in electricity meter cupboard with consumer unit, feature marble fire surround with modern coal-effect electric fire, power points, stairs to the first-floor landing and door leading to:



FITTED KITCHEN 4.09m x 1.88m (13'5" x 6'2")

With Upvc double glazed side access door, Upvc double glazed window to the side, four lamp light fitting, heat detector, a range of base and wall mounted beechwood effect storage cupboards providing ample cupboard and drawer space, round edge granite effect work surfaces with built-in stainless steel sink unit and chrome mixer tap above, plumbing for automatic washing machine, space for fridge/freezer, built-in four-ring gas hob unit with oven beneath plus extractor hood above, ceramic splashback tiling, vinyl cushion flooring, power points and a wall-mounted Sabre gas combination boiler providing the domestic hot water and central heating systems. Access leads to:



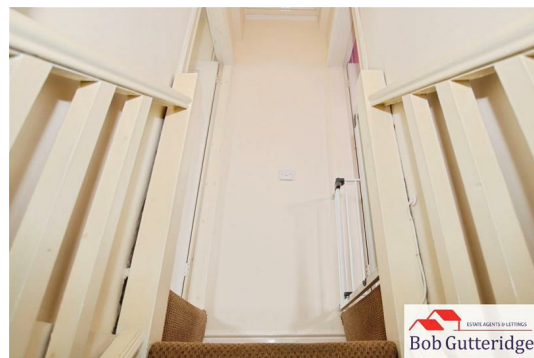
GROUND FLOOR BATHROOM 1.91m x 1.60m (6'3" x 5'3")

With Upvc double glazed frosted window to rear, enclosed light fitting, extractor fan, panelled radiator, a white suite comprising low-level dual flush WC, pedestal sink unit with chrome mixer tap above, panelled bath with mixer tap and shower attachment, ceramic splashback tiling with decorative border tile and vinyl cushion flooring.



FIRST FLOOR LANDING

With access to loft space, pendant light fitting and doors to rooms including:



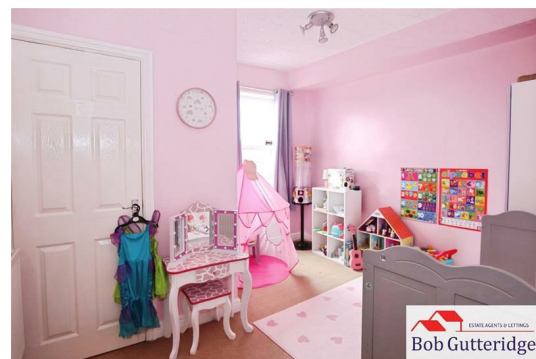
BEDROOM ONE (FRONT) 3.40m x 3.38m (11'2" x 11'1")

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



BEDROOM TWO (L-SHAPED) 3.35m reducing to 1.91m x 3.48m reducing to 2.08m (11'0" reducing to 6'3" x 11'5" reducing to 6'10")

With Upvc double glazed window to rear, three-lamp light fitting, panelled radiator, power points and access to:



EN-SUITE SHOWER ROOM 1.35m x 1.27m (4'5" x 4'2")

With Upvc double glazed frosted window to rear, enclosed light fitting, extractor fan, a white suite comprising low-level dual flush WC, wall-mounted sink unit with taps above, corner glazed shower cubicle with thermostatic direct flow shower, Ceramic splashback tiling with decorative border tile, panelled radiator and vinyl cushion flooring.



EXTERNALLY

FORE COURT

Bounded by garden brick walls with a metal gate allowing pedestrian access to the front of the property. Paved pathways and stone chippings offer low-maintenance outdoor space.

ENCLOSED REAR YARD

Bounded by brick garden walls along with concrete post and timber fencing. Timber-decked terrace area provides patio and sitting space, external bar and stone chippings for ease of maintenance.



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		85 B
69-80	C		
55-68	D	64 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

