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ESTATE AGENTS & LETTINGS
Bob Gutteridge

13 Lawson Terrace, Knutton, Newcastle-under-Lyme, Staffordshire, ST5 6DS







Freehold £110,000

Bob Gutteridge Estate Agents are pleased to offer to the market this spacious traditional terraced home, situated in this convenient location. The property provides ease of access to local shops, schools and amenities, whilst also offering good road links to both the A34 and Newcastle Town Center. As you would expect, this traditional home benefits from the modern-day comforts of Upvc double glazing, together with gas combi central heating. In brief, the accommodation comprises entrance hallway, sitting room, full-width lounge, fitted kitchen and ground-floor bathroom. To the first floor are two well-proportioned bedrooms. Externally, the property offers an enclosed rear yard.

Offering spacious accommodation and a convenient location, and having previously been let as an HMO, with all the prerequisite safety features including emergency lighting, smoke alarms, and fire doors, this traditional terraced home presents an appealing opportunity for a variety of purchasers, as either a family home, or a potential investment.

We are also pleased to confirm that this home is being sold with the added advantage of NO VENDOR UPWARD CHAIN!

ENTRANCE HALLWAY 4.47m x 0.91m (14'8" x 3'0")

With timber glazed frosted front access door, pendant light fitting, electricity consumer unit, smoke alarm, wired emergency lighting, single panelled radiator, wood effect laminate flooring, stairs to first floor and doors leading off to;



SITTING ROOM 3.43m x 2.90m (11'3" x 9'6")

With Upvc double glazed sash style windows to front, pendant light fitting, smoke alarm, coving to ceiling, decorative picture railing, double panelled radiator, meter cupboard housing gas and electricity meters, Openreach connection points (subject to usual transfer regulations), wood effect laminate flooring, TV aerial connection point and power points.





FULL WIDTH LOUNGE 3.94m x 3.58m (12'11" x 11'9")

With Upvc double glazed window to rear, pendant light fitting, smoke alarm, coving to ceiling, decorative picture railing, double panelled radiator, feature fireplace with timber surround and coal effect fire, wood effect laminate flooring, power points, TV aerial connection point, access to understairs storage cupboard providing ample domestic storage space and door leading off to;





FITTED KITCHEN 3.10m x 2.26m (10'2" x 7'5")

With Upvc double glazed windows to side and rear aspects, four-lamp spotlight fitting, smoke alarm, double panelled radiator, a range of base and wall-mounted kitchen storage cupboards providing ample domestic cupboard and drawer space, round-edged worktop, built-in stainless steel sink unit with mixer tap above, space for fridge/freezer, space for automatic washing machine, Beko oven with four-ring gas hob and grill above, wood effect laminate flooring, white ceramic splashback tiling, power points and doors leading off to;







REAR LOBBY 1.30m x 0.94m (4'3" x 3'1")

With Upvc double glazed frosted side access door, enclosed light fitting, wood effect laminate flooring and door leading off to;

GROUND FLOOR BATHROOM 3.23m x 1.32m (10'7" x 4'4")

With Upvc double glazed frosted window to side, enclosed light fitting, single panelled radiator, a turquoise suite comprising low-level WC, pedestal sink unit with taps above and panelled bath unit with taps above, separate Triton Enrich electric shower unit, wood effect flooring and access to built-in storage cupboard housing a Worcester gas combination boiler providing the domestic hot water and heating systems, power points and ample domestic storage space.





FIRST FLOOR LANDING

With pendant light fitting, smoke alarm, wired emergency lighting, coving to ceiling and doors leading off to;

BEDROOM ONE (REAR) 3.63m x 3.96m maximum (11'11" x 13'0" maximum)

With Upvc double glazed window to rear, four-lamp spotlight fitting, smoke alarm, coving to ceiling, double panelled radiator, power points and built-in storage cupboard providing ample domestic storage space.





BEDROOM TWO (FRONT) 3.96m x 3.40m (13'0" x 11'2")

With Upvc double glazed sash style windows to front, ceiling light fitting, smoke alarm, double panelled radiator, Virgin Media connection points (subject to usual transfer regulations), phone line connection points and power points.





ENCLOSED REAR YARD

Bounded by garden brick walls, with timber rear access gate, stone flag paving and patio area, and external store.







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 or 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.

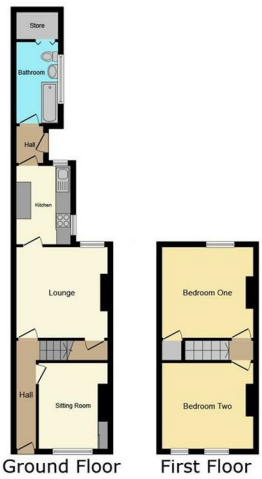
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.

Lawson Terrace, Newcastle



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

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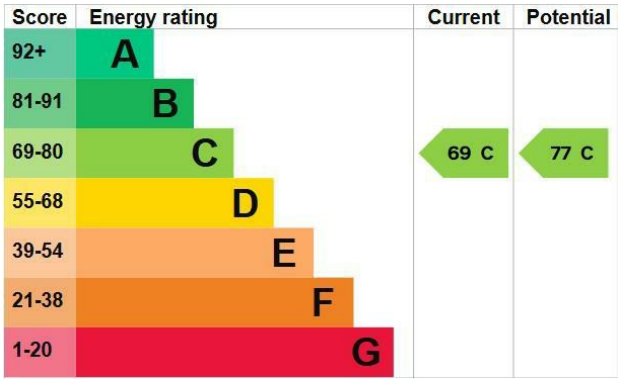

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