

4 James Street, Wolstanton, Newcastle, Staffs, ST5 0BX



Freehold £110,000

Bob Gutteridge Estate Agents are pleased to offer to the market this four-courted terraced home, situated in this convenient Wolstanton village location. The property is within easy walking distance of Wolstanton High Street, where a variety of local shops, schools and amenities can be found, whilst also offering good road links to both the A34 and A500. As you would expect, this home offers the modern-day comforts of Upvc double glazing, together with gas combination central heating, and in brief the accommodation comprises sitting room, separate lounge, fitted kitchen and ground floor bathroom. To the first floor are two generous double bedrooms. Externally, the property enjoys an enclosed rear yard, providing a low-maintenance outdoor space.

We can also confirm that this home is being sold with the added benefit of NO VENDOR UPWARD CHAIN!

LOUNGE 3.25m x 3.25m (10'8" x 10'8")

With Upvc double-glazed frosted front access door with inset frosted skylight above, Upvc double-glazed window to front with inset lead pattern, pendant light fitting, BT and Virgin Media connection points (subject to usual transfer regulations), TV aerial socket, built-in electricity meter cupboard with consumer unit and meter, double panelled radiator, power points, oak-effect laminate flooring, door leading off to cellar, and access leads off to:



SITTING ROOM 3.28m x 3.23m (10'9" x 10'7")

With Upvc double-glazed window to rear with inset lead pattern, pendant light fitting, double panelled radiator, oak-effect laminate flooring, TV aerial socket, power points, stairs to first floor landing, and access leads off to:



FITTED KITCHEN 4.14m x 1.55m (13'7" x 5'1")

With two Upvc double-glazed windows to side, Upvc double-glazed frosted side access door, four LED spotlight fittings, heat detector, a range of base and wall-mounted white storage cupboards providing ample domestic cupboard and drawer space, round-edge work surface with built-in Lamona four-ring ceramic electric hob unit with oven beneath and extractor hood above, plumbing for automatic washing machine, space for fridge/freezer, built-in stainless steel sink unit with chrome mixer tap above, power points, and access to:



GROUND FLOOR BATHROOM 2.26m x 1.73m (7'5" x 5'8")

With Upvc double-glazed frosted window to side, enclosed light fitting, panelled radiator, a white suite comprising level-entry dual-flush WC, pedestal sink unit with chrome mixer tap above, panelled bath unit with mixer tap and shower attachment, Aqua boarding to splashback, vinyl cushion flooring, and door to built-in boiler cupboard housing a Glow-worm Betacom 24C gas combination boiler providing the domestic hot water and central heating systems.



FIRST FLOOR LANDING

With pendant light fitting, smoke alarm, and doors to rooms including:



BEDROOM ONE (FRONT) 4.27m x 3.30m (14'0" x 10'10")

With Upvc double-glazed window to front with inset lead pattern, pendant light fitting, double panelled radiator, and power points.



BEDROOM TWO (REAR) 3.25m x 3.25m (10'8" x 10'8")

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



EXTERNALLY

ENCLOSED REAR YARD

Bounded by hedges and brick walls, with paved area providing patio and sitting space, along with 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

Bob Gutteridge
ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 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

