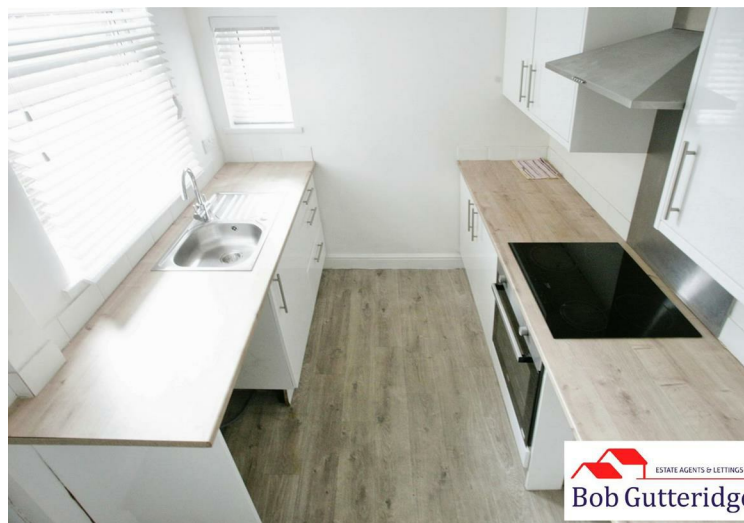


10 Albert Terrace, Wolstanton, Newcastle, Staffs, ST5 8BD



Freehold £129,950

Bob Gutteridge Estate Agents are delighted to bring to the market this spacious fore courted terraced home situated in this ever popular Wolstanton village location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A34 & A500. As you would expect this property offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of bay fronted lounge, living room, fitted kitchen and to the first floor are two double bedrooms along with a first floor shower room. Externally the property offers a fore court and enclosed rear yard. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

BAY FRONTED LOUNGE 4.22m to bay x 3.78m (13'10" to bay x 12'5")

With Upvc front access door with double glazed skylight above, Upvc double glazed bay window to front, cornice to ceiling, pendant light fitting, built in gas/electricity meters, brick feature fireplace with gas fire, power points and door leads off to;



SITTING ROOM 3.96m x 3.66m (13'0" x 12'0")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, feature fire surround with gas fire, power points, door to built in store and door to;



FITTED KITCHEN 3.05m x 2.21m (10'0" x 7'3")

With Upvc side access door, Upvc double glazed windows to side and rear aspects, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in four ring ceramic electric hob unit with oven beneath plus extractor hood above, built in stainless steel sink unit with mixer tap above, plumbing for automatic washing machine, space for under counter fridge, modern grey wood effect flooring and power points.



FIRST FLOOR LANDING

With pendant light fitting and doors to rooms including;

BEDROOM ONE (FRONT) 3.73m x 3.66m (12'3" x 12'0")

With Upvc double glazed window to front, pendant light fitting, cast iron fire surround, power points and built in wardrobe providing ample domestic hanging space and storage space.



BEDROOM TWO 4.01m x 3.66m (13'2" x 12'0")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, cast iron fire surround, power points and access off to;



FIRST FLOOR SHOWER ROOM 3.05m x 2.26m (10'0" x 7'5")

With Upvc double glazed frosted window to rear, a white suite comprising of low level WC, pedestal sink unit with taps above, corner glazed shower cubicle with electric shower plus aqua boarding, ceramic splashback tiling, modern grey vinyl flooring, panelled radiator and door to built in boiler cupboard housing a Ideal Esprit combination gas central heating radiator providing the domestic hot water and central heating systems.



EXTERNALLY

FORE COURT

Bounded by garden brick walls, metal gate provides pedestrian access to the front of the property, paved areas along with mature shrubbery and external light fitting.



REAR YARD

Bounded by garden brick walls along with timber fencing, paved and gravelled areas providing patio and sitting space, shrubs to borders and access to an external brick store providing ample storage space.



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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 66 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 |

