

20 Milehouse Lane, Wolstanton, Newcastle, Staffs, ST5 9JS



Freehold £235,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious semi detached home situated in this ever popular and highly regarded Wolstanton 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 home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, downstairs WC, bay fronted dining room, separate lounge, modern fitted kitchen and to the first floor are three bedrooms along with a first floor bathroom. Externally the frontage has been paved to allow for off road parking and to the rear a well stocked enclosed garden can be found. This Well Presented Home Should Be Viewed At A Potential Purchasers Earliest Convenience !

ENTRANCE HALL

With Upvc double glazed frosted front access door, Upvc double glazed frosted window to side with inset lead pattern and stained glass, pendant light fitting, double panelled radiator, stairs to first floor landing and door leads off to;



DOWNSTAIRS WC 1.12m x 0.79m (3'8" x 2'7")

With Upvc double glazed frosted window to side, wall light fitting, Randall timeclock and programmer, power point, low level WC,, door to cellar area with electricity consumer unit, gas meter and ample storage space.



BAY FRONTED DINING ROOM 4.83m into bay x 3.43m (15'10" into bay x 11'3")

With Upvc double glazed bay window to front, coving to ceiling, decorative ceiling rose, pendant light fitting, decorative dado rail, feature fireplace with ceramic tiled inset plus cast iron grate, TV aerial point, panelled radiator and power points.



With Upvc double glazed bay window to rear, coving to ceiling, decorative ceiling rose, two wall light fittings, pendant light fitting, panelled radiator, feature fireplace with living flame coal effect gas fire, Virgin Media connection point (Subject to usual transfer regulations), built in shelving and power points.



FITTED KITCHEN 5.54m x 1.73m maximum (18'2" x 5'8" maximum)

With Upvc double glazed frosted side access door, Upvc double glazed windows to side and rear aspects, four lamp light fitting, three lamp light fitting, a range of base and wall mounted white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in four ring gas hob unit with oven beneath plus extractor hood above, space for fridge/freezer, plumbing for automatic washing machine, space for condenser dryer, built in bowl and a half plasticised sink unit with mixer tap above, tile effect laminate flooring, ceramic splashback tiling, double panelled radiator, power points and a Worcester gas boiler providing the domestic hot water and central heating systems.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, pendant light fitting, access to loft space, power point and doors to rooms including;



BEDROOM ONE (REAR) 4.11m x 3.05m to chimney breast (13'6" x 10'0" to chimney breast)

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points and built in wardrobes providing ample domestic hanging space and storage space.



BEDROOM TWO (FRONT) 3.71m x 3.43m (12'2" x 11'3")

With Upvc double glazed window to front, pendant light fitting, picture rail, panelled radiator and power points.



BEDROOM THREE (FRONT) 2.62m x 2.18m (8'7" x 7'2")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, power points and built in wardrobe with shelving providing ample storage space.



FIRST FLOOR BATHROOM 2.44m x 1.78m (8'0" x 5'10")

With Upvc double glazed frosted window to rear, enclosed light fitting, a white suite comprising of low level WC, pedestal sink unit, cast iron bath unit with Triton electric shower above, panelled radiator and door to built in airing cupboard housing the copper hot water cylinder.



EXTERNALLY

FORE GARDEN

Bounded by garden brick walls with metal railings along with garden concrete block walls, double metal gates provide vehicular access to a paved area providing off road parking and garden timber gate leads off to;



ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing along with garden concrete block walls, a brick paved area provides patio and sitting space, external cold water tap, lawn section with a wealth of mature shrubs to borders, paved pathway and a garden timber shed providing ample external storage space.



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.

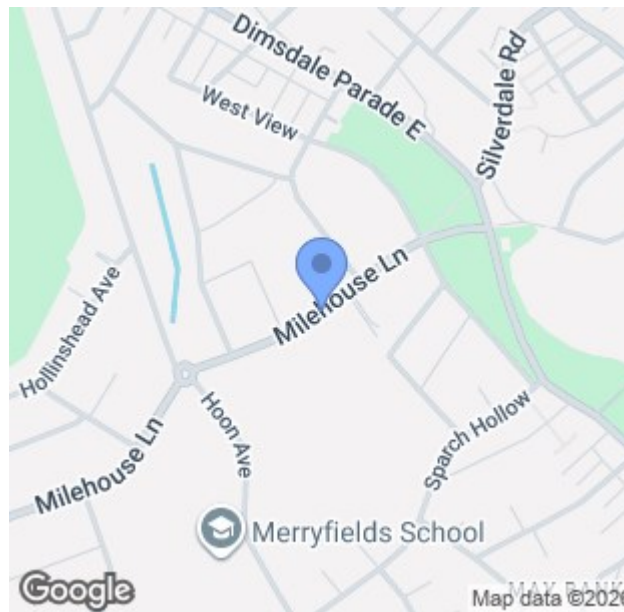
VIEWING

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

Bob Gutteridge
ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 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

