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ESTATE AGENTS & LETTINGS
Bob Gutteridge

24 Cobden Street, Wolstanton, Newcastle, Staffs, ST5 0DE







Freehold Offers in excess of £169,950

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable townhouse, situated within this ever-popular Wolstanton village location. The property enjoys ease of access to the village high street, where a range of local shops, schools, doctors and amenities can all be found. As you'd expect, this home offers the modern-day comforts of Upvc double glazing together with gas combination central heating. In brief, the accommodation comprises: entrance hall, bay-fronted lounge leading through to a spacious full-width dining room and fitted kitchen. To the first floor are three well-proportioned bedrooms, together with a luxury first floor shower room. Externally, the property offers a fore court frontage, whilst to the rear is a desirable enclosed garden, providing an ideal space for outdoor relaxation.

Viewing Of This Desirable Home Is Considered A Must !

ENTRANCE HALL

With Upvc double glazed frosted front access door, complemented by frosted double glazed panels to either side and skylight above, smoke alarm, built-in electricity meter cupboard, decorative dado rail, pendant light fitting, wall-mounted thermostat, electric underfloor heating and ceramic tiled flooring. Stairs lead off to the first floor landing, whilst a door provides access to an understairs storage cupboard with automatic shelving and useful storage space. Access leads off to:





BAY FRONTED LOUNGE 3.45m x 3.15m (11'4" x 10'4")

With Upvc double glazed window to the front aspect, coving to ceiling, pendant light fitting, panelled radiator, engineered oak flooring, feature fireplace incorporating a cast iron log burner, Virgin Media connection point (subject to usual transfer regulations) and power points.





DINING ROOM 4.93m x 3.15m (16'2" x 10'4")

With Upvc double glazed French doors to the rear aspect, complemented by double glazed units to either side and skylight above, coving to ceiling, two pendant light fittings, engineered oak flooring, feature fireplace incorporating a cast iron log burner, double panel radiator, power points and access through to:







FITTED KITCHEN 3.63m x 1.91m (11'11" x 6'3")

With Upvc double glazed windows to the side and rear aspects, fluorescent tube light fitting, Upvc double glazed frosted side access door, a Worcester gas combination boiler provides domestic hot water and central heating systems. A range of base and wall-mounted storage cupboards provides ample domestic cupboard and drawer space, complemented by round-edged work surfaces in a high-gloss granite-effect finish, built-in four-ring brushed stainless steel gas hob with oven beneath and extractor hood above, plumbing for automatic washing machine and slimline dishwasher, built-in bowl and a half stainless steel sink unit with mixer tap above, ceramic splashback tiling, half wood panelling to walls, ceramic tiled flooring and power points.



FIRST FLOOR LANDING

With pendant light fitting, access to loft space, smoke alarm, decorative dado rail, power points and doors leading off to rooms including:



BEDROOM ONE (REAR) 3.20m x 2.72m to chimney breast (10'6" x 8'11" to chimney breast)
With Upvc double glazed window to the rear aspect, pendant light fitting, panelled radiator, power points and built-in double wardrobes providing ample hanging and storage space.





BEDROOM TWO (FRONT) 3.45m x 3.15m reducing to 2.31m (11'4" x 10'4" reducing to 7'7")
With Upvc double glazed window to the front aspect, pendant light fitting, panelled radiator and power points.





BEDROOM THREE (FRONT) 2.01m plus door recess 2.18m (6'7" plus door recess 7'2")
With Upvc double glazed window to the front aspect, pendant light fitting, panelled radiator, power points and built-in double wardrobe providing useful hanging and storage space.



FIRST FLOOR SHOWER ROOM 2.26m x 2.01m reducing to 1.70m (7'5" x 6'7" reducing to 5'7")

With Upvc double glazed frosted window to the rear aspect, aqua boarding to ceiling, four LED spotlight fittings, modern chrome towel radiator, ceramic half-wall tiling, modern grey wall ceramics and a contemporary white suite comprising dual flush WC, vanity sink unit with chrome mixer tap above and built-in double shower enclosure incorporating a thermostatic direct-flow shower with separate hair attachment. Finished with marble-effect laminate flooring.





EXTERNALLY

FORE COURT

With garden block walls along with timber fencing to borders, paved pathways with stone chipping providing ease of maintenance and a mature hedge to frontage.



ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing with a timber gate providing pedestrian access to the rear of the property, paved area provides patio and sitting space, lawn section, gravelled area providing further patio space and a garden timber shed providing external 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 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.

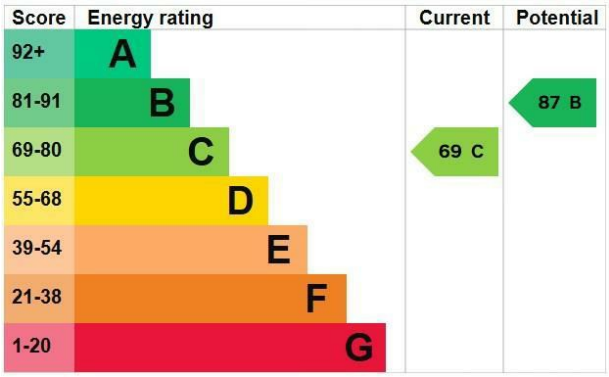
Cobden Street, Newcastle



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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