

## 60 Milehouse Lane, Wolstanton, Newcastle, Staffordshire, ST5 9JX



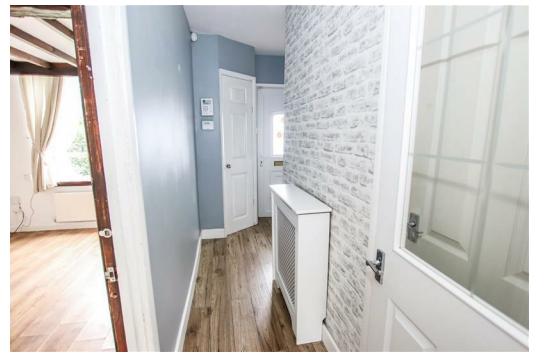
**Freehold £149,950**



Bob Gutteridge Estate Agents are pleased to offer to the market this traditional semi detached home situated in this popular and convenient Milehouse location. The property is enhanced with Upvc double glazing along with combi central heating and if brief comprises of entrance hall, downstairs w.c., lounge, fitted kitchen/diner and to the first floor are three bedroom along with a first floor family bathroom. Externally the property offers off road parking to the frontage along with an enclosed rear garden. The location is perfect for access to the A34 as well as being well placed for access to local shops, schools and amenities. Internal Inspection Advised !

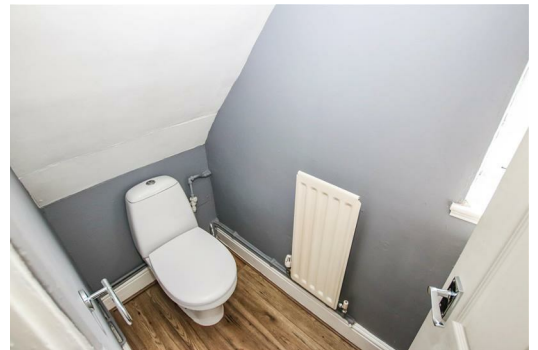
### ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern and stained glass, five lamp light fitting, double panelled radiator, oak effect laminate flooring, power points, door to built in storage cupboard providing ample hanging plus storage space, stairs to first floor landing and door leads off to;



### DOWNSTAIRS W.C. 1.78m x 0.86m (5'10" x 2'10")

With Upvc double glazed frosted window to side, globe light fitting, a white suite comprising of low level w.c., wall mounted sink unit with tap above, single panelled radiator and oak effect laminate flooring.



### LOUNGE 4.29m x 3.10m (14'1" x 10'2")

With Upvc double glazed window to front, wood beams to ceiling, eight spotlight fittings, pendant light fitting, wall mounted focal electric fire with marble hearth beneath, t.v. aerial point, power points, oak effect laminate flooring, single panelled radiator and BT telephone point (Subject to usual transfer regulations).



**FITTED KITCHEN 4.98m x 2.54m (16'4" x 8'4")**

With Upvc double glazed frosted rear access door, two Upvc double glazed windows to rear, eight LED spotlight fittings, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in woodblock effect, built in breakfast bar, space for condenser dryer, built in four ring electric hob unit with oven beneath plus extractor hood above, plumbing for automatic washing machine, built in dishwasher, built in fridge/freezer, double panelled radiator, oak effect laminate flooring, built in stainless steel sink unit with mixer tap above, ceramic splashback tiling and power points.



**FIRST FLOOR LANDING**

With Upvc double glazed window to side, three lamp light fitting, access to loft space and doors to rooms including;



**FIRST FLOOR BATHROOM 2.54m x 2.49m (8'4" x 8'2")**

With Upvc double glazed frosted window to rear, globe light fitting, double panelled radiator, a white suite comprising of low level w.c., panelled bath unit with monobloc chrome mixer tap above, thermostatic direct flow shower, porcelain sink unit with vanity cupboard beneath, ceramic splashback tiling, tile effect vinyl flooring and door to built in boiler cupboard with combination boiler providing the domestic hot water and central heating systems.



**BEDROOM ONE 3.25m x 3.20m (10'8" x 10'6")**

With Upvc double glazed window to front, pendant light fitting, double panelled radiator, Virgin Media connection point (Subject to usual transfer regulations) and power points.



**BEDROOM TWO (REAR) 3.68m x 2.51m (12'1" x 8'3")**

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator and power points.



**BEDROOM THREE (FRONT) 3.25m x 1.83m (10'8" x 6'0")**

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



**EXTERNALLY**





**FORE GARDEN**

Bounded by established hedges to borders along with concrete post and timber fencing, tarmac plus blue slate chipping providing off road parking for two vehicles, garden stone retaining walls with shrubs to borders and access alongside the property to;

**REAR GARDEN**

Bounded by concrete post and timber fencing, flagged area providing ample patio and sitting space etc., crazy paved area, lawn section with timber decked area providing further seating and patio space plus access leading off to;



**TIMBER GARAGE**

With double timber access doors with inset glazed panels and ample domestic external storage space etc.

**Looking To Sell Your Home?**

Bob Gutteridge Estate Agents are one of Staffordshires 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**

Our mortgage advice is free of charge and our Financial Services Department specialises in arranging residential mortgages. 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.

**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.



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