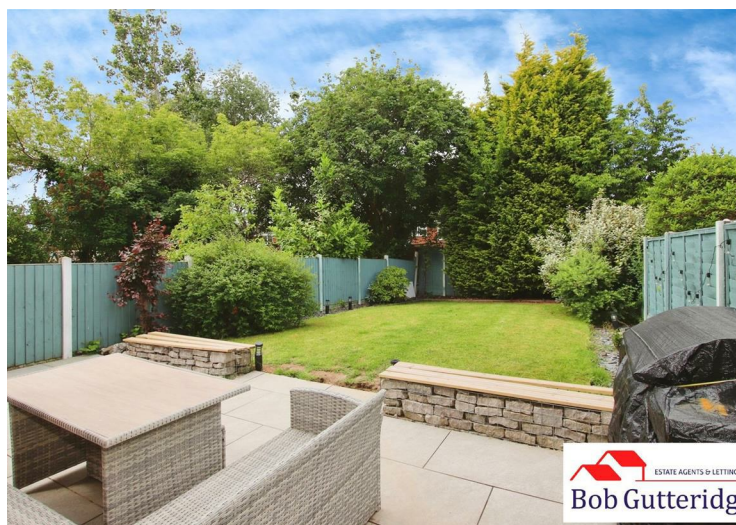
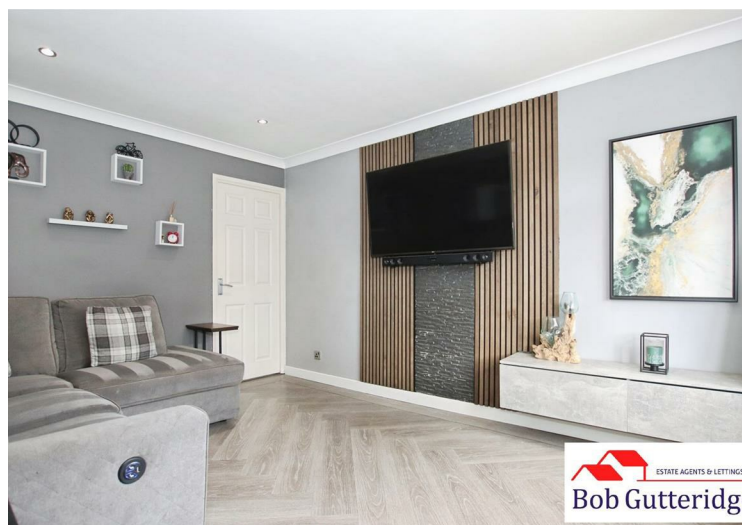


33 Darsham Gardens, Westbury Park, Newcastle, Staffs, ST5 4LW



Freehold Asking price £185,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and up to date semi detached home situated on this highly regarded and convenient Westbury Park development. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, lounge, modern fitted kitchen / dining room and to the first floor are two bedrooms along with a luxury fully tiled shower room. Externally the property offers gardens to both front and rear along with off road parking. The location of this property offers ease of maintenance to the A500 & M6 as well as being near to local shops, schools and amenities. Viewing Of This Home Is A Must !

ENTRANCE HALL

With composite double glazed frosted front access door with inset lead pattern, Upvc double glazed window to side, coving to ceiling, spotlight fitting, panelled radiator, power point, modern grey wood effect flooring, stairs to first floor landing and door leads off to;



LOUNGE 4.06m x 3.10m (13'4" x 10'2")

With Upvc double glazed bow window to front, coving to ceiling, four spotlight fittings, panelled radiator, modern grey wood effect flooring, feature TV media wall with aerial connection point, BT telephone point (Subject to usual transfer regulations), power points and door leads off to;



FITTED KITCHEN / DINING ROOM 4.01m x 2.79m (13'2" x 9'2")

With Upvc double glazed window to rear, Upvc double glazed patio door with double glazed unit to side, coving to ceiling, four spotlight fittings, panelled radiator, a range of base and wall mounted modern grey storage cupboards providing ample domestic cupboard and drawer space, square edge work surface with built in resin sink unit with mixer tap above, plumbing for automatic washing machine, space for American fridge/freezer, built in four ring ceramic electric hob unit with oven beneath plus extractor hood above, marble effect splashback, modern grey wood effect flooring, built in breakfast bar, power power points and door to;



UNDERSTAIRS STORE

With a Vaillant gas combination boiler providing the domestic hot water and central heating systems plus ample domestic storage space.

FIRST FLOOR LANDING

With Upvc double glazed window to side, coving to ceiling, access to loft space, two spotlight fitting, glass and oak banister, power point, door to built in store and doors to rooms including;



BEDROOM ONE (FRONT) 4.04m reducing to 3.10m x 2.84m (13'3" reducing to 10'2" x 9'4")

With two Upvc double glazed window to front, coving to ceiling, five spotlight fittings, panelled radiator, power points and a built in double wardrobe providing ample domestic hanging space and storage space.



BEDROOM TWO (REAR) 3.43m x 2.06m (11'3" x 6'9")

With Upvc double glazed window to rear, spotlight fittings, panelled radiator and power points.



FIRST FLOOR SHOWER ROOM 1.88m x 1.85m (6'2" x 6'1")

With Upvc double glazed frosted window to rear, two spotlight fittings, fully tiled in modern wall/floor grey tiles, a white suite comprising of dual flush WC, vanity sink unit with chrome waterfall mixer tap above, walk in double shower enclosure with thermostatic direct flow shower with separate hair attachment and modern vertical towel radiator.



EXTERNALLY

FORE GARDEN

With lawn section to frontage with blue slate chipping to border providing ease of maintenance, a tarmac driveway leads alongside the property providing off road parking for three or so vehicles and access leads off to;



ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, a porcelain tiled patio area provides ample patio and sitting space, stone caged walls, lawn section with a wealth of mature shrubs and plants to borders.



COUNCIL TAX

Band 'B' amount payable to Newcastle under Lyme Borough Council/City of Stoke On Trent 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		
69-80	C		77 C
55-68	D	63 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

