

222 Dimsdale Parade West,, Wolstanton, Newcastle, Staffs, ST5 8EA



Freehold O.I.R.O. £249,995

Bob Gutteridge Estate Agents are delighted to bring to the market this traditional detached home, situated within the highly regarded residential location of Wolstanton, providing ease of access to local shops, schools, and amenities, whilst also offering excellent road links to the A34. As expected, the property benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating. The home has recently undergone a programme of improvements, including a full rewire, new plasterwork, and general cosmetic updating, creating an ideal blank canvas for a prospective purchaser to add their own style and finish. In brief, the accommodation comprises a storm porch, entrance hall, ground floor WC, bay-fronted dining room, extended lounge, and fitted kitchen. To the first floor are three generously proportioned bedrooms together with a newly fitted family bathroom. Externally, the property enjoys gardens to both the front and rear elevations, together with off-road parking and a concrete sectional garage accessed via a shared driveway. The agents are also pleased to confirm that this property is offered to the market with the added benefit of No Vendor Upward Chain !

Viewing is highly recommended to fully appreciate the spacious accommodation, excellent potential, and sought-after location this attractive detached home has to offer.

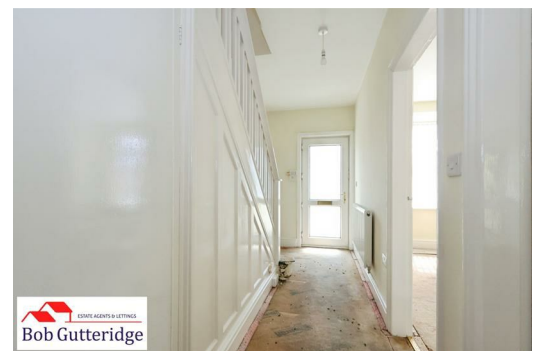
STORM PORCH

With Upvc double glazed side access door, Upvc double glazed panels to the front and side, enclosed light fitting, and a Upvc double glazed frosted front access door leading to:



ENTRANCE HALL

With pendant light fitting, battery/mains-operated smoke alarm, staircase rising to the first floor landing, Virgin Media & BT connection points (subject to usual transfer regulations), door to a built-in electricity meter cupboard housing the consumer unit and meter, and access leading to:



DOWNSTAIRS WC 1.55m x 0.79m (5'1" x 2'7")

With Upvc double glazed frosted window to the side, enclosed light fitting, a white suite comprising a low-level dual-flush WC, vanity wash hand basin with chrome mixer tap above and quarry tiled flooring.



BAY FRONTED DINING ROOM 3.89m into bay x 3.35m (12'9" into bay x 11'0")

With Upvc double glazed bay window to the front, pendant light fitting, double panelled radiator, TV aerial connection point, power points, and a feature fireplace with ceramic tiled inset.



EXTENDED LOUNGE 7.44m x 3.33m maximum (24'5" x 10'11" maximum)

With Upvc double glazed sliding patio doors to the rear, Upvc double glazed frosted window to the side, two pendant light fittings, double panelled radiator, single panelled radiator, TV aerial connection point, and power points



FITTED KITCHEN 5.23m x 2.46m reducing to 1.96m (17'2" x 8'1" reducing to 6'5")

With two Upvc double glazed windows to the side, Upvc double glazed frosted rear access door, six LED spotlight fittings, Baxi 600 gas combination boiler providing the domestic hot water and central heating systems, a range of base-mounted storage cupboards providing ample domestic cupboard space, integrated dishwasher, space for a fridge/freezer, round-edge work surfaces incorporating a stainless steel one-and-a-half bowl sink unit with chrome mixer tap above, built-in four-ring ceramic hob with oven beneath, plumbing for an automatic washing machine, ceramic tiled flooring, and power points.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to the side, access to the loft space, pendant light fitting, power points, and doors leading off to:



BEDROOM ONE (REAR) 4.09m x 3.33m (13'5" x 10'11")

With Upvc double glazed window to the rear, pendant light fitting, double panelled radiator, TV aerial connection point, and power points.



BEDROOM TWO (FRONT) 3.40m x 3.33m (11'2" x 10'11")

With Upvc double glazed window to the front, pendant light fitting, double panelled radiator, TV aerial connection point, and power points.



BEDROOM THREE (REAR) 3.10m x 1.96m (10'2" x 6'5")

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



FIRST FLOOR BATHROOM 2.21m maximum x 1.88m (7'3" maximum x 6'2")

With Upvc double glazed frosted window to the front, four LED spotlight fittings, extractor fan, a white suite comprising a low-level dual-flush WC, pedestal wash hand basin with chrome taps above, panel bath with chrome taps above and Triton electric shower, ceramic splashback tiling in modern grey wall ceramics, and a modern vertical chrome heated towel radiator.



EXTERNALLY

FORE GARDEN

With garden block walls to the boundaries, limestone chippings providing ease of maintenance, a wealth of mature shrubs and established plants to the borders, and a flagged shared driveway provides off road parking along with access leading alongside the property, providing access to:



REAR GARDEN

With a tarmac area providing off-road parking for a vehicle, access to an enclosed rear garden bounded by concrete posts and timber fencing together with mature hedging to the borders, lawned section with mature shrubs and plants, and access to:



CONCRETE BLOCK GARAGE

With up-and-over door and ample domestic 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

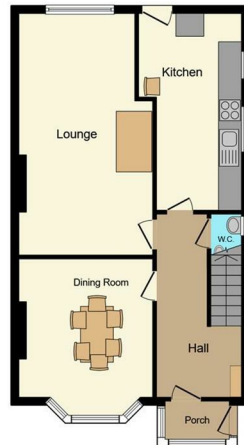
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



Ground Floor



First Floor

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 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

