

## 6 Boulton Street, Wolstanton, Newcastle, Staffs, ST5 0DN



**Freehold Offers in excess of £136,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious fore courted Victorian terraced home to the market situated in this ever popular and convenient Wolstanton Village location. 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 bay fronted lounge, separate sitting/dining room, modern fitted kitchen, ground floor bathroom and to the first floor are three bedrooms. Externally the property offers a fore court and enclosed rear yard / garden. This location is ideal for access to the village where local shops, schools and amenities can all be located. Viewing of this home is a must !

### **BAY FRONTED LOUNGE 4.29m into bay x 3.68m (14'1" into bay x 12'1")**

With Upvc double glazed bay window to front, Upvc double glazed frosted front access door with frosted double glazed skylight above, cornice to ceiling, pendant light fitting, feature fireplace with built in modern pebble effect electric fire, TV aerial connection point, Virgin Media connection point (Subject to usual transfer regulations), built in meter cupboard, two wall light fittings, panelled radiator, power points and door leads off to;



### **INNER PASSAGE**

With smoke alarm, stairs to first floor landing and access to;

**SITTING / DINING ROOM 4.67m reducing to 3.71m x 3.68m (15'4" reducing to 12'2" x 12'1")**

With Upvc double glazed window to rear, pendant light fitting, smoke alarm, feature cast iron fire surround with granite heath, TV aerial connection point, BT telephone point (Subject to usual transfer regulations), panelled radiator, power points and door provides access off to;



**FITTED KITCHEN 2.87m x 1.98m (9'5" x 6'6")**

With Upvc double glazed window to side, four lamp light fitting, a Glow Worm Betacom 24 combination boiler providing the domestic hot water and central heating systems, a range of base and wall mounted high gloss cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in Beko four ring brushed stainless steel gas hob unit with oven/grill beneath plus extractor hood above, ceramic splashback tiling, ceramic tiled flooring, built in bowl and a half stainless steel sink unit with mixer tap above, plumbing for automatic washing machine, space for under counter fridge plus freezer, power points and door provides access off to;



**REAR LOBBY AREA**

With Upvc double glazed frosted side access door, enclosed light fitting, built in storage cupboard providing ample storage space, ceramic tiled flooring and door leads off to;

**GROUND FLOOR BATHROOM 2.01m x 1.70m (6'7" x 5'7")**

With Upvc double glazed frosted window to side, artex to ceiling, three lamp light fitting, fully tiled in modern wall ceramics with inset decorative mosaic border tile, ceramic tiled flooring, a white suite comprising of low level WC, pedestal sink unit, panelled bath unit with thermostatic direct flow shower above and panelled radiator.



**FIRST FLOOR LANDING**

With pendant light fitting, smoke alarm and doors to rooms including;



**BEDROOM ONE (FRONT) 3.66m x 3.66m (12'0" x 12'0")**

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



**BEDROOM TWO (MIDDLE) 3.68m x 3.71m (12'1" x 12'2")**

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, Virgin Media connection point (subject to usual transfer regulations), power points and door off to;



**BEDROOM THREE (OFF BEDROOM TWO) 2.90m x 1.98m (9'6" x 6'6")**

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



**EXTERNALLY**

**FORE COURT**

Bounded by garden brick walls with metal gate providing pedestrian access to the front of the property and paved pathway providing ease of maintenance.

**ENCLOSED REAR YARD / GARDEN**

Bounded by garden brick walls with timber post and timber fencing, a timber gate provides pedestrian access to the rear of the property, paved pathway tiers up to a artificial grassed area providing ample patio and sitting 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.



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		83 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

