

## 13 Hill Street, Newcastle, Staffs, ST5 2DW



**Freehold £125,000**

Bob Gutteridge Estate Agents are pleased to welcome to the market this traditional mid-terraced home situated in this convenient Newcastle town centre location, providing ease of access to local shops, schools and amenities, as well as offering excellent road links to the A34 and surrounding areas. As you would expect, this property benefits from the modern-day comforts of Upvc double glazing along with gas central heating. In brief, the well-proportioned accommodation comprises an entrance hall, sitting room, lounge, fitted kitchen and ground floor bathroom. To the first floor there are two generous double bedrooms. Externally, the property enjoys an enclosed rear yard, providing an easily maintained outdoor space.

We can also confirm that this home is being offered for sale with the added benefit of No Vendor Chain, making it an excellent opportunity for first time buyers, investors or those seeking a straightforward move.

Early viewing is highly recommended to fully appreciate the potential this home has to offer.

### **ENTRANCE HALL**

With Upvc double glazed frosted front access door, pendant light fitting, original cornice to ceiling, smoke alarm, original tiled flooring, stairs to first floor landing and doors providing access off to;



### **SITTING ROOM 3.61m x 3.25m (11'10" x 10'8")**

With Upvc double glazed window to front elevation, original cornice to ceiling, decorative picture rail, pendant light fitting, built in gas and electricity meter cupboards, double panelled radiator, oak effect laminate flooring and power points.



### **LOUNGE 4.27m x 3.61m (14'0" x 11'10")**

With Upvc double glazed window to rear elevation, coving to ceiling, decorative ceiling rose, smoke alarm, double panelled radiator, feature fire surround, power points and door leading off to;



### **UNDERSTAIRS STORE**

With pendant light fitting, ample domestic shelving and storage space along with power points.

### FITTED KITCHEN 3.12m x 2.46m (10'3" x 8'1")

With two Upvc double glazed windows to side elevation, two lamp light fittings and Glow-worm Ultimate boiler providing the domestic hot water and central heating systems. A range of base and wall mounted white storage cupboards providing ample domestic cupboard and drawer space with woodblock effect work surfaces incorporating stainless steel sink unit with chrome mixer tap above, space for automatic washing machine, space for fridge/freezer, ceramic splashback tiling, ceramic tiled flooring and power points. Door leading off to;



### REAR LOBBY AREA

With Upvc double glazed frosted side access door, spotlight fitting, ceramic tiled flooring and door to built in airing cupboard housing the copper hot water cylinder and cold water tank.

### GROUND FLOOR BATHROOM 2.41m x 1.78m (7'11" x 5'10")

With Upvc double glazed frosted window to side elevation, three spotlight fittings, Manrose extractor fan and a white suite comprising low level dual flush WC, pedestal sink unit with chrome mixer tap above and panelled bath unit with Triton electric shower above. Ceramic splashback tiling in high gloss white wall ceramics, ceramic tiled flooring and panelled radiator.



### FIRST FLOOR LANDING

With enclosed light fitting, smoke alarm and doors leading off to rooms including;

### **BEDROOM ONE (FRONT) 4.32m x 3.61m (14'2" x 11'10")**

With Upvc double glazed window to front elevation, coving to ceiling, pendant light fitting, oak effect laminate flooring, double panelled radiator, power points and built in wardrobe providing ample domestic hanging and storage space.



### **BEDROOM TWO (REAR) 4.32m x 3.66m (14'2" x 12'0")**

With Upvc double glazed window to rear elevation, coving to ceiling, pendant light fitting, access to loft space, oak effect laminate flooring, double panelled radiator, power points and built in wardrobe providing ample domestic hanging and storage space.



## **EXTERNALLY**

### **REAR YARD**

Bounded by timber post and timber fencing with timber gate providing pedestrian access to the rear of the property. Paved pathways provide ease of maintenance.

### **COUNCIL TAX**

Band 'A' amount payable to Newcastle-under-Lyme Borough Council.

### **Looking To Sell Your Home?**

Bob Gutterridge 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 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

