

## 1 George Street, Wolstanton, Newcastle, Staffs, ST5 0DJ



**Freehold Asking price £155,000**

Bob Gutteridge Estate Agents welcome to the market this traditional detached bungalow situated in this ever popular and convenient Wolstanton Village location which provides ease of access to local shops, doctors, schools and amenities. This home is in need of general modernisation/upgrade, however offers the benefits of Upvc double glazing and gas combi central heating. In brief the accommodation comprises of entrance hall, lounge, fitted kitchen, shower room and two bedrooms. Externally the property offers gardens to both front and rear along with off road parking and a detached sectional garage. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

### ENTRANCE HALL

With Upvc side access door, pendant light fitting, vinyl cushion flooring, decorative dado rail, smoke alarm, access to loft space, wall-mounted thermostat and doors to rooms including;

### LOUNGE 4.06m x 3.05m (13'4" x 10'0")

With Upvc double glazed window to the front, coving to ceiling, pendant light fitting, decorative dado rail, feature fire surround with gas fire, TV aerial connection point and power points.



### FITTED KITCHEN 3.05m reducing to 2.11m x 2.79m (10'0" reducing to 6'11" x 9'2")

With Upvc double glazed window to the side, fluorescent tube light fitting, a range of base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surfaces with built-in bowl and a half sink unit with mixer tap above, space for freestanding cooker, plumbing for automatic washing machine, ceramic wall tiling, vinyl cushion flooring, panelled radiato, and access leading to:





**SHOWER ROOM 3.02m reducing to 1.65m x 1.42m (9'11" reducing to 5'5" x 4'8")**

With two Upvc double glazed frosted windows to the rear, two pendant light fittings, a Vaillant gas combination boiler providing domestic hot water and central heating systems, ceramic wall tiling, a coloured three piece suite comprising low-level dual flush WC, pedestal sink unit and corner glazed shower cubicle with thermostatic direct flow shower.

**Bedroom 1**



**BEDROOM ONE (REAR) 3.84m x 3.02m into wardrobes (12'7" x 9'11" into wardrobes)**

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



**BEDROOM TWO (FRONT) 3.02m x 3.02m (9'11" x 9'11")**

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



**EXTERNALLY**

**FORE GARDEN**

Bounded by garden brick/block walls to borders. wrought iron gates provide vehicular access to the front of the property, lawn section and a flagged driveway lead alongside the property provides access off to:

**ENCLOSED REAR GARDEN**

Bounded by brick/block walls, a flagged area serves as a patio and sitting space, lawn section with mature shrubs and plants to the borders plus access to a detached sectional garage providing ample domestic external storage space.



**COUNCIL TAX**

Band 'B' 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.



Floor Plan

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		
69-80	C		77 C
55-68	D	62 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

