

9 Dimsdale Parade East, Wolstanton, Newcastle, Staffordshire, ST5 8BX



Freehold £119,950

Bob Gutteridge Estate Agents are pleased to offer to the market this desirable fore courted Victorian terraced home situated in this convenient and popular Wolstanton location which provides ease of access to the A34 & A500 as well as being near to local shops, schools and amenities. As you would expect this home offers the modern day comforts of Upvc double glazing along with combi gas central heating and in brief the accommodation comprises of lounge, dining room, fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers forecourt and enclosed rear yard with a detached garage. Viewing Advised !

LOUNGE 3.99m into bay x 3.63m (13'1 into bay x 11'11)

With Upvc double glazed half bay window to front, original cornicing to ceiling, three lamp brass and glass light fitting, double panelled radiator, electric wall mounted fire in log effect, electricity consumer unit and meter, four power points and part panelled part glazed door leads off to;



DINING ROOM 3.63m x 3.61m (11'11 x 11'10)

With Upvc double glazed window to rear, three lamp brass and glass light fitting, double panelled radiator, marble hearth and insert with built-in electric coal effect fire, four power points and part panelled part glazed door leads to understairs storage cupboard with ample shelving and storage space and part panelled part glazed door leads off to;



MODERN FITTED KITCHEN 3.40m x 2.01m (11'2 x 6'7)

With Upvc double glazed window to side, artex to ceiling, fluorescent tube light fitting, range of base and wall mounted beechwood effect storage cupboards providing ample cupboard and drawer space, round edge work surface in granite effect, built-in four ring gas hob unit in brushed stainless steel with extractor hood above, built-in stainless steel sink unit with mixer tap above, plumbing for automatic washing machine, vinyl cushion flooring, space for under-counter fridge and six power points. Part panelled part glazed door leads off to;



REAR LOBBY AREA

With Upvc double glazed side access door with inset frosted glazed panel, vinyl cushion flooring, globe light fitting and door to built-in boiler cupboard with Main Combi HE combination boiler providing the domestic hot water and central heating systems.

GROUND FLOOR BATHROOM 1.91m x 1.96m (6'3 x 6'5)

With Upvc double glazed frosted window to side, artex to ceiling, globe light fitting, white suite comprising low level dual flush WC, pedestal sink unit and panelled bath unit, fully tiled in glazed ceramics with decorative border tile, glazed shower screen and mixer tap and shower attachment above.



FIRST FLOOR LANDING

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

BEDROOM ONE (FRONT) 3.28m x 3.63m (10'9 x 11'11)

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



BEDROOM TWO (REAR) 3.63m x 3.61m (11'11 x 11'10)

With Upvc double glazed window to rear, pendant light fitting, four power points, single panelled radiator and built-in wardrobe providing ample hanging and storage space.



EXTERNALLY

ENCLOSED REAR YARD

Bounded by garden brick walls with timber gate providing pedestrian access to the rear of the property, flagged area providing sitting space and access to;



CONCRETE SECTIONAL GARAGE



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 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

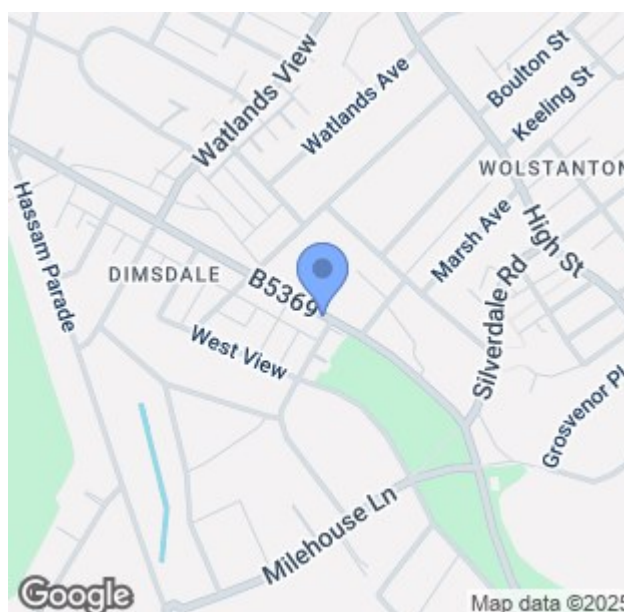
Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

DIRECTIONS

From our Porthill office proceed along Watlands View, turning left to Dimsdale Parade East where number 9 will be found located on the right hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	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

