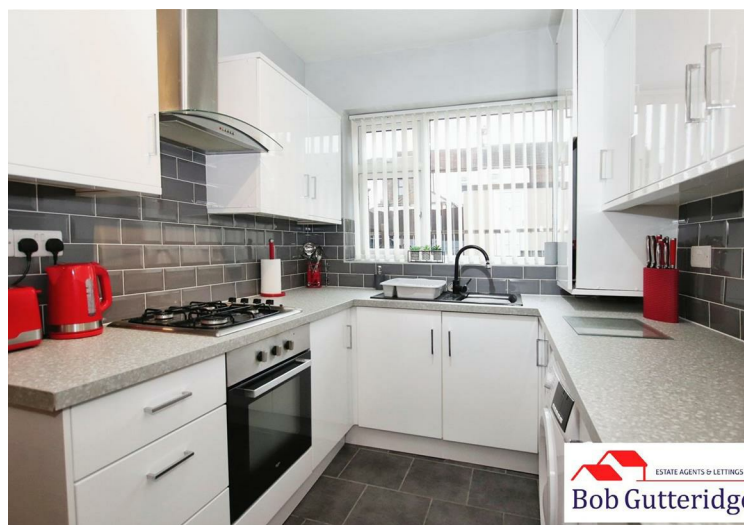


50 Boulton Street, Wolstanton, Newcastle, Staffs, ST5 0DN



Freehold O.I.R.O. £185,000

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented semi detached home situated in this village location of Wolstanton which provides ease of access to the high street where local shops, schools, doctors and amenities can all be located as well as offering good road links to both the A34 and the A500. 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 entrance hall, bay fronted dining room, lounge with focal cast iron log burner, modern fitted kitchen and to the first floor are three generous bedrooms along with a first floor family bathroom. Externally the property offers a fore court frontage along with a desirable enclosed rear garden with external brick store. Parking is on street with no permit required. Viewing of this delightful home is considered essential!

ENTRANCE HALL

With Upvc double glazed frosted front access door, Upvc double glazed frosted window to side, pendant light fitting, panelled radiator, Minton tile effect flooring, built in meter cupboard, stairs to first floor landing, power points and door leads to under stairs storage cupboard with Upvc double glazed frosted window to side, ample domestic shelving and storage space and electricity consumer unit plus two power points.



BAY FRONTED DINING ROOM 3.84m into bay x 3.33m (12'7" into bay x 10'11")

With Upvc double glazed bay window to front, pendant light fitting, double panelled radiator, TV aerial connection point, oak effect laminate flooring and power points.



SEPARATE LOUNGE 4.14m x 3.23m (13'7" x 10'7")

With Upvc double glazed French doors to rear with double glazed units to side and skylight, pendant light fitting, panelled radiator, oak effect laminate flooring, cast iron log burner with ceramic tiled insert and slate hearth, TV aerial connection point and power points.



FITTED KITCHEN 3.20m x 2.21m (10'6" x 7'3")

With Upvc double glazed window to rear, four spotlight fittings, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, square edge work surface with built in plasticised sink unit with mixer tap above, ceramic splashback tiling, built in four ring gas hob unit with oven beneath and extractor hood above, space for fridge/freezer, plumbing for automatic washing machine, ceramic tiled flooring, power points and door to built in boiler cupboard housing a Main combi Eco boiler providing domestic hot water and central heating systems and power points.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, pendant light fitting, access to loft space, smoke alarm and doors lead off to rooms including;



BEDROOM ONE (REAR) 4.17m x 3.33m (13'8" x 10'11")

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



BEDROOM TWO (FRONT) 3.20m x 3.35m (10'6" x 11'0")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, oak effect laminate flooring and power points.



BEDROOM THREE 3.23m x 2.29m (10'7" x 7'6")

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



FIRST FLOOR BATHROOM 2.26m x 2.21m reducing to 1.40m (7'5" x 7'3" reducing to 4'7")

With Upvc double glazed frosted window to front, pendant light fitting, extractor fan, ceramic walled tiling in Travertine effect, Travertine effect tiling to flooring, a white suite comprising of low level WC, pedestal sink unit with chrome mixer tap above, built in bath unit with chrome mixer tap and shower attachment and panelled radiator.



EXTERNALLY



FORE GARDEN

Bounded by garden brick/block walls with metal gate providing pedestrian access to the front of the property, paved area providing ease of maintenance and paved pathway which leads alongside the property providing access off;

REAR GARDEN

Bounded by garden block walls along with concrete post and timber fencing with paved area providing ease of maintenance along with ample patio and sitting space, timber decked area with external lighting providing further patio and sitting space and access to a detached store to rear providing ample domestic external storage 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 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

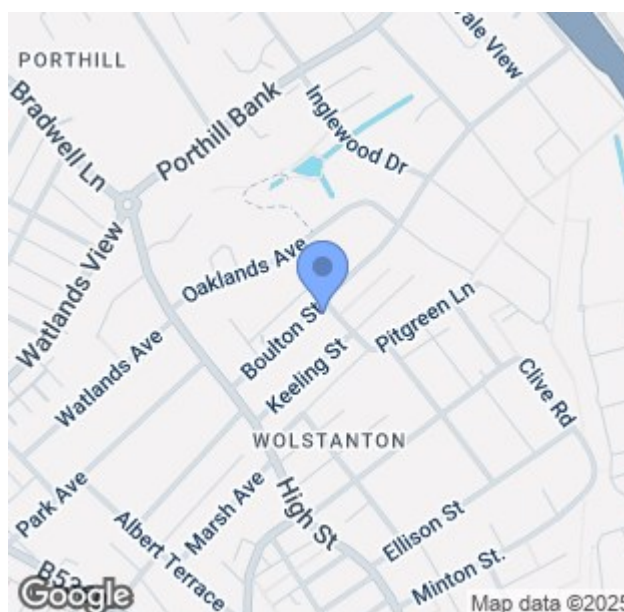
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 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

