

1A Pitgreen Lane, Newcastle, ST5 0DQ



Freehold Offers in excess of £180,000

Bob Gutteridge Estate Agents are delighted to bring to the market this well presented semi-detached home situated in this ever popular Wolstanton 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 spacious lounge, fitted kitchen / diner, a home office, plus a half brick & Upvc double glazed conservatory. To the first floor are three generous bedrooms along with a first floor bathroom. Externally this home offers gardens to the front and rear along with off road parking. We are also please to confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

LIVING ROOM 4.90m x 4.47m (16'1" x 14'8")

With Upvc double glazed bay window to front, aluminium double glazed sliding patio doors to rear, pendant light fitting, coving to ceiling, three wall mounted light fittings, two single panelled radiators, feature tiled hearth with timber surround and coal effect fire, TV aerial connection point, power points, stairs to first floor and door leading off to;



FITTED KITCHEN / DINER 5.05m x 2.87m (16'7" x 9'5")

With Upvc double glazed frosted front access door, Upvc double glazed frosted side access door, Upvc double glazed windows to front and rear, pendant light fitting, two enclosed light fittings, coving to ceiling, single panelled radiator, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge worktop, built-in composite sink unit with stainless steel mixer tap above, built-in Stoves dual compartment oven with four ring gas hob and extractor hood above, integrated fridge/freezer, ceramic splashback tiling, decorative dado railing and door leading off to;



HOME OFFICE 5.03m x 2.57m (16'6" x 8'5")

With Upvc double glazed windows to front and rear aspects, eight spotlight fittings, fluorescent tube light fitting, coving to ceiling, double panelled radiator, decorative picture rail, phone line connection point, built-in storage cupboards providing ample domestic storage space and power points.



CONSERVATORY 4.60m x 2.34m (15'1" x 7'8")

With Upvc double glazed windows to side and rear aspects, Upvc double glazed side access door, three lamp fan light fitting, ceramic tiled flooring and power points.



FIRST FLOOR LANDING 4.22m (maximum) x 2.77m (13'10" (maximum) x 9'1")

With Upvc double glazed window to front aspect, two enclosed light fittings, coving to ceiling, decorative dado rail, loft access and doors leading off to;



BEDROOM ONE 4.93m x 2.59m (16'2" x 8'6")

With Upvc double glazed windows to front and rear aspects, two pendant light fittings, wall mounted light fitting, coving to ceiling, two single panelled radiators, built-in storage cupboards providing ample domestic storage space, TV aerial connection point, power points.



BEDROOM TWO 3.40m x 2.29m (11'2" x 7'6")

With Upvc double glazed window to rear, pendant light fitting, coving to ceiling, single panelled radiator, built-in storage cupboard providing ample domestic storage space and power points.



BEDROOM THREE 3.86m x 2.31m (12'8" x 7'7")

With Upvc double glazed window to rear, two pendant light fittings, coving to ceiling, single panelled radiator, power points, glazed shower enclosure with thermostatic shower unit with separate hair attachment and vanity sink unit, ceramic splashback tiling.



FIRST FLOOR BATHROOM 3.15m x 2.51m (10'4" x 8'3")

With Upvc double glazed frosted window to front, pendant light fitting, two single panelled radiators, a white suite comprising low level WC, pedestal sink unit, white panel bath unit with separate shower attachment, bidet, ceramic splashback tiling, coving to ceiling, built-in airing cupboard housing a single panelled radiator and a Main gas combination boiler providing the domestic hot water and heating systems.



EXTERNALLY

FORE GARDEN

Bounded by timber post and timber fencing, a crazy paved driveway provides off road parking to the front of the property, mature shrubs to frontage and access leads off to;



ENCLOSED REAR GARDEN

Bounded by timber fencing, an expansive brick/block paved area provides ample patio and sitting space along with ease of maintenance, garden walls with raised beds with mature shrubs, access to a garden timber shed and external cold water tap.



COUNCIL TAX

Band 'C' 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

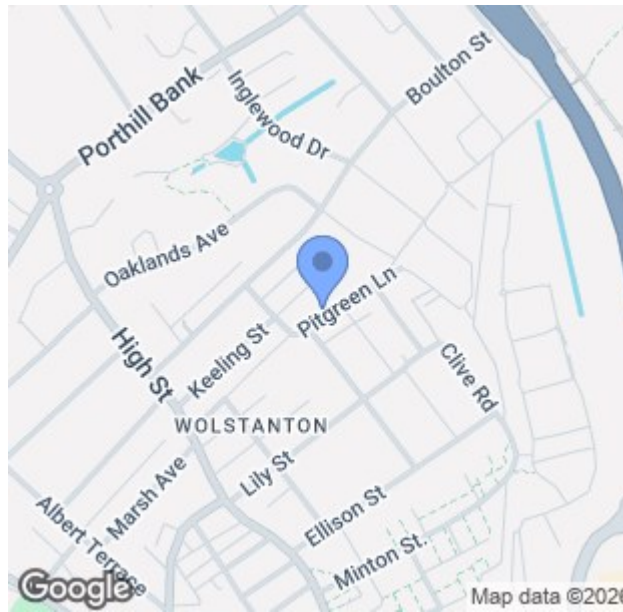
Main services of gas, electricity, water and drainage are connected.

VIEWING

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



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



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

