

26 Court Lane, Wolstanton, Newcastle, Staffs, ST5 8DD



Freehold Offers in excess of £190,000

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional 1920's semi detached home situated in this highly regarded and popular Wolstanton location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A34 and A500. This home offers gas central heating systems and in brief the accommodation comprises of entrance hall, bay fronted sitting room, separate lounge, fitted kitchen, ground floor shower room and to the first floor are three bedrooms along with a first floor family bathroom. Externally the property offers gardens to both front and rear aspects along with off road parking. We can also confirm this home is being sold with the added advantage of No Vendor Upward Chain !

ENTRANCE HALL

With original part panelled/part glazed front access door with inset lead pattern, coving to ceiling, pendant light fitting, panelled radiator, stairs to first floor landing and door to;



UNDER STAIRS STORE

With frosted glazed window to side, electricity fuses and meter, gas meter and ample domestic shelving and storage space.

BAY FRONTED LOUNGE 4.09m into bay x 3.63m (13'5" into bay x 11'11")

With original glazed bay window to front with inset lead pattern and frosted panels to skylights, coving to ceiling, decorative plate rack, ceramic tiled feature fireplace, stripped and treated floorboarding, panelled radiator and power points.



DINING / SITTING ROOM 3.91m x 3.63m (12'10" x 11'11")

With original glazed window to rear, decorative picture rail, ceramic tiled inset with feature surround and gas fire, stripped and treated floorboarding, TV aerial connection point, panelled radiator, power points and built in storage cupboard with frosted glazed panels with inset lead pattern and stained glass.



FITTED KITCHEN 2.82m x 1.91m (9'3" x 6'3")

With frosted glazed panels to side, coving to ceiling, florescent tube light fitting, a range of base and wall mounted white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with taps above, built in breakfast bar, space for fridge/freezer, plumbing for automatic washing machine and space for freestanding gas cooker, ceramic splashback tiling with inset random pattern tile, power points and door leads off to;



REAR LOBBY AREA

With part panelled/part glazed frosted side access door, florescent wall light fitting, a Vaillant boiler providing domestic hot water and central heating systems and door leads off to;

GROUND FLOOR SHOWER ROOM 1.93m x 1.17m (6'4" x 3'10")

With frosted glazed window to side, three light fittings, wall mounted electric heater, a coloured suite comprising low level WC, wall mounted sink unit, shower enclosure with Triton T200r electronic shower, ceramic wall tiling with inset random pattern tile.



FIRST FLOOR LANDING

With original frosted glazed window to side with inset lead pattern, coving to ceiling, access to loftspace, pendant light fitting, two power points and doors to rooms including;



BEDROOM ONE (FRONT) 3.63m x 3.35m (11'11" x 11'0")

With glazed window to front, coving to ceiling, pendant light fitting, feature cast iron fire surround, panelled radiator and power points.



BEDROOM TWO 3.96m x 3.63m (13'0" x 11'11")

With original glazed window to rear, coving to ceiling, pendant light fitting, decorative picture rail, ceramic tiled feature fire place, stripped and treated floorboards, panelled radiator and power points.



BEDROOM THREE 2.18m x 1.93m (7'2" x 6'4")

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



FIRST FLOOR FAMILY BATHROOM 1.98m x 1.91m (6'6" x 6'3")

With frosted glazed window to side, florescent tube light fitting, panelled radiator, ceramic half wall tiling, a white suite comprising low level WC, pedestal sink unit and cast iron bath unit with taps above.



EXTERNALLY

FORE GARDEN

Bounded by mature hedges along with concrete post and timber fencing, double metal gates provides vehicular access to the front of the property with a paved driveway providing off road parking, lawn section with shrubs and plants to borders and timber gate leads alongside the property providing access off to;



REAR GARDEN

Bounded by mature hedges along with concrete/timber post and timber fencing, with paved pathways, lawn section with a wealth of mature shrubs and plants to borders.



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

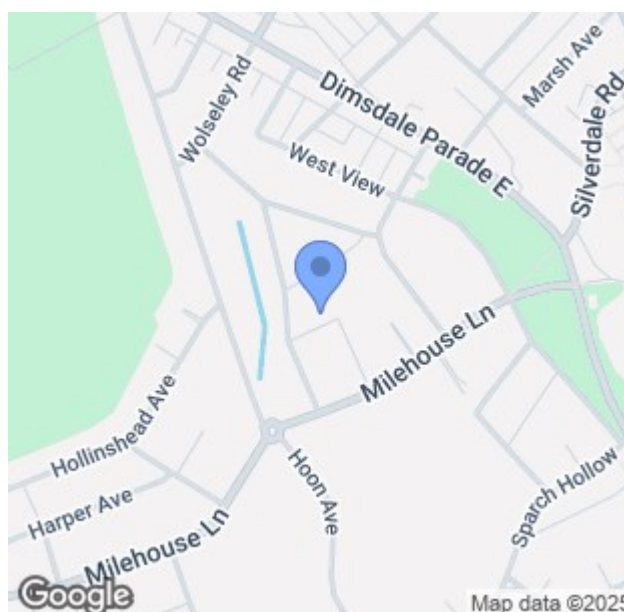
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	51 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

