

## 98 Dimsdale Parade East, Wolstanton, Newcastle, ST5 8DS



**Freehold Offers in excess of £169,950**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable traditional terraced home, situated on "The Crescent", dating from 1909, in the highly regarded Wolstanton location. The property provides ease of access to local shops, schools, and amenities, whilst also offering good road links to both the A34 and A500. As expected, this home benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating. In brief, the accommodation comprises a storm porch, entrance hall, bay-fronted lounge, separate sitting room, and fitted kitchen. To the first floor are three well-proportioned bedrooms together with a generous family bathroom. Externally, the property enjoys a desirable fore garden featuring mature shrubs and plants. To the rear is a garden with various patio areas, together with off-road parking and access to a detached sectional garage.

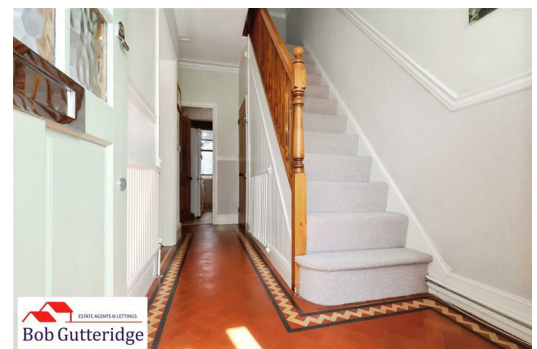
Viewing is highly recommended to fully appreciate the character, spacious accommodation, attractive gardens, and convenient location this delightful home has to offer.

## STORM PORCH

With Upvc double glazed front access door, double glazed window to side, gas meter, quarry tiled flooring and original frosted glazed window to the front elevation incorporating inset lead-patterned stained glass, along with a multi-glazed frosted front access door providing access to:

## ENTRANCE HALL

With original cornice to ceiling, pendant light fitting, smoke alarm, original tiled flooring, decorative dado rail, BT telephone point (subject to usual transfer regulations), panelled radiator, power points, wall-mounted Hive thermostat, door to understairs storage cupboard providing ample domestic storage space, and doors leading off to rooms including:



**BAY FRONTED LOUNGE 4.27m into bay x 3.35m (14'0" into bay x 11'0")**

With Upvc double glazed bay window to the front elevation incorporating inset lead-patterned stained glass to the skylights, original cornice to ceiling incorporating decorative plaster feature work, pendant light fitting, two wall light fittings, built-in meter cupboard, Virgin Media connection point (subject to usual transfer regulations), feature fireplace with cast iron insert and living flame coal-effect gas fire, double panelled radiator and power points.



**SEPARATE SITTING ROOM 4.78m x 2.90m (15'8" x 9'6")**

With Upvc double glazed bay window to the rear elevation, original cornice to ceiling, pendant light fitting, two wall light fittings, oak effect laminate flooring, panelled radiator, power points and ceramic tiled hearth.



**FITTED KITCHEN 4.57m x 2.16m reducing to 1.78m (15'0" x 7'1" reducing to 5'10")**

With Upvc double glazed half-bay window to the rear elevation, stable-style glazed side/rear access door, wood-panelled ceiling, three-lamp light fitting, two-lamp light fitting, spotlight fitting, a range of base and wall mounted storage cupboards provides ample domestic cupboard and drawer space, with round-edge work surfaces incorporating a built-in stainless steel sink unit with chrome mixer tap above, plumbing is provided for a slimline dishwasher and automatic washing machine, with space for a fridge/freezer and condenser dryer, built-in breakfast bar, space for an electric cooker with spur, ceramic splashback tiling, oak effect laminate flooring and double panelled radiator.



**FIRST FLOOR LANDING**

With pendant light fitting, decorative dado rail, power point, and doors leading off to rooms including:



**BEDROOM ONE (FRONT) 3.68m x 3.35m (12'1" x 11'0")**

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



**BEDROOM TWO (REAR) 4.11m x 2.92m (13'6" x 9'7")**

With Upvc double glazed window to the rear elevation, pendant light fitting, decorative picture rail, panelled radiator and power points.



**BEDROOM THREE (FRONT) 2.08m x 1.80m (6'10" x 5'11")**

With Upvc double glazed window to the front elevation, wood-panelled ceiling, three LED spotlight fittings, double panelled radiator and power points.



**FIRST FLOOR BATHROOM 3.12m x 2.16m (10'3" x 7'1")**

With Upvc double glazed window to the rear elevation, wood-panelled ceiling, enclosed light fitting, access to loft space with boarding providing ample domestic storage space, and a white suite comprising low level WC, pedestal wash hand basin and panelled bath with Victorian-style mixer tap and shower attachment. Fully tiled with high-glazed wall ceramics incorporating a coordinating border tile and random pattern tile. Oak effect laminate flooring, panelled radiator, and door to built-in boiler cupboard housing a Worcester gas combination boiler providing the domestic hot water and central heating systems.



**EXTERNALLY**

**FORE GARDEN**

Bounded by timber posts and timber fencing, together with a garden concrete block wall to the frontage and metal gate providing pedestrian access to the front of the property. Paved pathways lead through the foregarden, with lawned area and a wealth of mature shrubs and plants to borders.



## REAR GARDEN

Bounded by concrete posts and timber fencing, together with garden brick walls, a crazy-paved patio area provides ample domestic patio and sitting space, whilst a tarmac driveway provides off-road parking for two vehicles. Shrubs and plants to borders, access to external brick store providing ample domestic external storage space, together with access to a detached sectional garage providing further storage space with power supply connected.



## 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.



Ground Floor



First Floor

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](http://www.Propertybox.io)



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#### HOURS OF OPENING

|                 |                 |
|-----------------|-----------------|
| Monday - Friday | 9.00am - 5.30pm |
| Saturday        | 9.00am - 4.30pm |
| Sunday          | 2.00pm - 4.30pm |

