

1 South Terrace, Wolstanton, Newcastle, Staffs, ST5 8BY



Freehold Offers in excess of £249,950

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and versatile extended Victorian end-terraced home, situated within the highly regarded residential location of Wolstanton and enjoying the enviable benefit of backing directly onto the ever-popular Wolstanton Marsh. This substantial home offers a wealth of extended accommodation, providing excellent lateral living and a versatile layout suitable for a variety of purchasers. In brief, the accommodation comprises an entrance lobby, spacious through lounge, separate sitting room, modern fitted kitchen/breakfast room, utility room, ground floor wet room, half-brick Upvc double-glazed conservatory, and a useful family room/fourth bedroom. To the first floor are three generous double bedrooms together with a modern shower room. Externally, the property enjoys a desirable enclosed rear garden which, as previously mentioned, backs directly onto Wolstanton Marsh. The property also benefits from access rights granted by the Duchy of Lancaster, subject to a nominal payment of £30 per annum.

The agents are also pleased to confirm that this property is offered to the market with the added benefit of No Vendor Upward Chain!

Viewing is highly recommended to fully appreciate the generous extended accommodation, versatile living arrangement, and enviable position backing onto Wolstanton Marsh that this substantial Victorian home has to offer.

ENTRANCE LOBBY

With composite double-glazed frosted front access door with inset lead pattern stained glass, double-glazed skylight above, smoke alarm, stairs leading to first floor landing, and multi-glazed door providing access off to:



THROUGH LOUNGE 7.42m x 3.43m reducing to 2.57m (24'4" x 11'3" reducing to 8'5")

With Upvc double-glazed window to front, Upvc double-glazed double patio doors to rear, artex to ceiling, coving to ceiling, enclosed light fitting, four wall light fittings, decorative dado rail, Virgin Media and BT connection points (subject to usual transfer regulations), feature brick fireplace, power points, and multi-glazed door providing access off to:



INNER PASSAGE

With composite double-glazed frosted rear access door with inset lead pattern and double-glazed skylight above, artex to ceiling, decorative picture rail, pendant light fitting, modern wood-effect flooring, and door leading off to:



CELLAR

With steps leading down, power supply connected, and original stillage.

SITTING ROOM 3.89m x 3.33m (12'9" x 10'11")

With Upvc double-glazed window to front, coving to ceiling, enclosed light fitting, decorative plate rack, feature fire surround with built-in electric coal-effect fire, built-in meter cupboard, Virgin Media connection point, double panelled radiator, modern wood-effect flooring, power points, and archway providing access off to:



FITTED KITCHEN / BREAKFAST ROOM 3.63m x 3.30m (11'11" x 10'10")

With Upvc double-glazed window to side, aqua boarding to ceiling, six spotlight fittings, a range of base and wall-mounted soft grey storage cupboards providing ample domestic cupboard and drawer space, square-edged work surface with built-in bowl and a half resin sink unit with mixer tap above, space for range cooker with extractor hood above, ceramic tiled flooring, plumbing for automatic washing machine, power points, and door leading off to:



UTILITY ROOM 3.30m x 1.78m (10'10" x 5'10")

With Upvc double-glazed window to side, three LED spotlight fittings, heat detector, extractor fan, access to service hatch, a range of base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space, space for fridge-freezer, space for condenser dryer, built-in boiler cupboard housing a Worcester gas boiler providing domestic hot water and central heating systems, modern vertical towel radiator, aqua boarding to walls, ceramic tiled flooring, power points, and door providing access off to:



GROUND FLOOR WET ROOM 1.80m x 1.52m (5'11" x 5'0")

With aqua boarding to walls, four spotlight fittings, extractor fan, modern white suite comprising low-level dual flush WC, pedestal sink unit with mixer tap above, thermostatic direct flow shower, wet room flooring, and modern vertical towel radiator.



HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 3.25m reducing to 1.55m x 3.76m reducing to 1.75m (10'8" reducing to 5'1" x 12'4" reducing to 5'9")

With Upvc double-glazed sliding patio door to side, Upvc double-glazed windows to side, three wall light fittings, double panelled radiator, oak-effect laminate flooring, built-in storage cupboards providing ample domestic storage space, and power points, with door leading off to:



FAMILY ROOM / BEDROOM FOUR

With Upvc double-glazed patio doors to rear with double-glazed units to sides, three Upvc double-glazed windows to side, air conditioning unit, eight LED spotlight fittings, wood-effect laminate flooring, TV aerial connection point, heat detector, and power points.



FIRST FLOOR LANDING

With Upvc double-glazed window to rear, pendant light fitting, smoke alarm, and doors leading off to rooms including:



BEDROOM ONE (FRONT) 3.91m x 3.20m to chimney breast (12'10" x 10'6" to chimney breast)

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



BEDROOM TWO (FRONT) 3.89m x 3.35m (12'9" x 11'0")

With Upvc double-glazed window to front, coving to ceiling, three-lamp light fitting, double panelled radiator, and power points. Doorway leads off to:



STORE 0.97m x 0.84m (3'2" x 2'9")

With Upvc double-glazed window to front, access to loft space, and ample domestic storage space.

BEDROOM THREE (REAR) 3.66m x 2.97m (12'0" x 9'9")

With Upvc double-glazed window to side, coving to ceiling, three-lamp light fitting, panelled radiator, power points, and built-in double wardrobes providing ample domestic hanging and storage space.



FIRST FLOOR SHOWER ROOM 2.49mx 1.96m (8'2"x 6'5")

With Upvc double-glazed frosted window to rear, aquaboarding to ceiling and walls, a white suite comprising built-in dual flush WC, vanity sink unit with monobloc chrome mixer tap above, corner glazed shower enclosure with thermostatic direct flow shower, modern wood-effect flooring, and modern vertical towel radiator.



EXTERNALLY

ENCLOSED REAR GARDEN

Bounded by garden brick walls, along with concrete post and timber panel fencing, with a brick-paved area providing ample domestic patio and sitting space, lawn section with mature shrubs and plants to borders, together with pedestrian and vehicular access to the rear of the property (Rear access rights granted by Duchy of Lancaster, nominal £30 annual charge).



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.

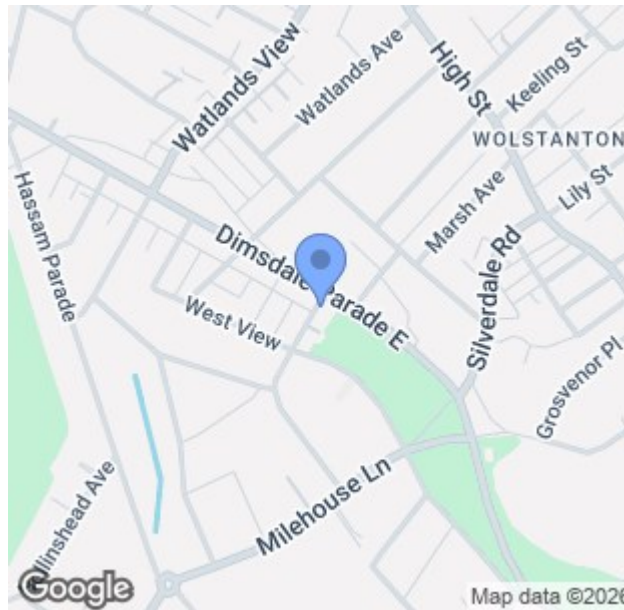
VIEWING

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



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

Bob Gutteridge
ESTATE AGENTS & LETTINGS



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HOURS OF OPENING

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

