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ESTATE AGENTS & LETTINGS
Bob Gutteridge

10 Como Place, Westlands, Newcastle, Staffs, ST5 2QN







Freehold £270,000

Bob Gutteridge Estate Agents are pleased to offer to the market this extended detached home, pleasantly situated within a popular cul-de-sac location in Westlands. The property enjoys ease of access to a range of local shops, schools and amenities, making it an ideal choice for a variety of prospective purchasers. The home benefits from the modern-day comforts of Upvc double glazing together with gas warm air heating. In brief, the extended accommodation comprises: entrance hall, downstairs shower room, fitted kitchen/breakfast room and an extended lounge/diner/family room. To the first floor are three bedrooms together with a first floor bathroom. Externally, the property has been landscaped to provide off-road parking to the front, together with access to a brick-built garage. To the rear, an enclosed garden provides a pleasant outdoor space.

We can also confirm that this home is being sold with the added benefit of NO VENDOR UPWARD CHAIN !

ENTRANCE HALL

With composite double-glazed frosted front access door, pendant light fitting, and doors to a built-in cloaks cupboard providing ample domestic hanging and storage space, power point and doors lead off to rooms including:



GROUND FLOOR SHOWER ROOM 2.36m x 1.42m reducing to 1.24m (7'9" x 4'8" reducing to 4'1")

With Upvc double-glazed frosted window to front, enclosed light fitting, spotlight fitting with extractor fan, and a white suite comprising low-level dual-flush WC, vanity sink unit with mixer tap above, and walk-in shower enclosure with Triton T80 electric shower, aqua boarding to the shower splashback, ceramic wall tiling, ceramic tiled flooring, and modern chrome towel radiator.





FITTED KITCHEN / BREAKFAST ROOM 4.22m x 3.58m (13'10" x 11'9")
With Upvc double-glazed windows to front and side aspects, Upvc side access door, enclosed light fittings, heat detector, and pendant light fitting, a range of wood-effect base and wall-mounted storage cupboards provides ample domestic cupboard and drawer space, complemented by a round-edge work surface incorporating a built-in five-ring brushed stainless-steel gas hob with extractor hood above, built-in fan-assisted oven, and grill above, space for fridge, plumbing for dishwasher, TV aerial connection point, built-in plastic one-and-a-half-bowl sink unit with chrome mixer tap above, ceramic splashback tiling, ceramic tiled flooring, BT telephone point (Subject to usual transfer regulations) and a door leads to a built-in boiler cupboard housing the warm air heating system, together with two power points and plumbing for an automatic washing machine.





EXTENDED LOUNGE / DINING / FAMILY ROOM 9.19m x 4.55m reducing to 3.96m (30'2" x 14'11" reducing to 13'0")

With three sets of Upvc double-glazed sliding patio doors to the rear, three-lamp light fitting with fan assist, three pendant light fittings, four-lamp light fitting, two wall light fittings, feature living-flame coal-effect gas fire with marble hearth, warm air heating vents, TV aerial connection point, power points, stairs lead to the first-floor landing, whilst a door provides access to a built-in storage cupboard housing domestic shelving and storage space.











UPVC DOUBLE GLAZED CONSERVATORY 3.84m x 2.77m (12'7" x 9'1")

With Upvc double-glazed panels to the sides and rear aspect, Upvc double-glazed patio door to the rear, double-glazed vaulted ceiling, four wall light fittings, and two power points.



FIRT FLOOR LANDING

With smoke alarm, two pendant light fittings, Upvc double-glazed fire-escape window, built-in airing cupboard houses a lagged copper hot water cylinder providing the domestic hot water and doors lead off to rooms including:



BEDROOM ONE (REAR) 3.53m x 2.90m (11'7" x 9'6")

With Upvc double-glazed window to rear, pendant light fitting with fan assist, access to loft space, and power points.





BEDROOM TWO 4.55m into wardrobe x 2.87m (14'11" into wardrobe x 9'5")

With Upvc double-glazed window to rear, pendant light fitting with fan assist, BT telephone extension, power point, warm air vent and built-in wardrobes providing ample domestic hanging and storage space.



BEDROOM THREE 3.66m x 2.36m (12'0" x 7'9")

With Upvc double-glazed window to front, enclosed light fitting, warm air vent and power points.





FIRST FLOOR BATHROOM 2.67m x 1.80m (8'9" x 5'11")

With Upvc double-glazed frosted window to side, enclosed light fitting, a champagne-coloured suite comprising low-level WC, bidet, pedestal sink unit, and panelled bath with mixer tap and shower attachment, fully tiled walls in high-gloss ceramic wall tiles with inset patterned tiles, together with wood-effect laminate flooring.



EXTERNALLY



FORE GARDEN

An expansive imprinted concrete driveway provides ample off-road parking for approximately three vehicles. Paved areas provide ease of maintenance, with stone chippings to the borders. Access leads through the garage to:



ENCLOSED REAR GARDEN

Bounded by concrete and timber posts with timber fencing. An imprinted concrete patio area provides ample domestic patio and sitting space, alongside a lawned section and access to a garden summer house.







COUNCIL TAX

Band 'D' 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 or 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.

Como Place, Newcastle



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

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