

## 36 Elliott Street, Newcastle, Staffordshire, ST5 1JL



**Freehold Offers around £129,950**

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented and up to date terraced home situated in this convenient and popular Newcastle Town Centre location which provides ease of access to local shops, schools and amenities as well as providing good road links to the A500. As you would expect this home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of through lounge / diner, fitted kitchen, beautiful newly refurbished ground floor bathroom and to the first floor are two bedrooms. Externally the property offers a tranquil enclosed rear garden. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

### THROUGH LOUNGE / DINER 5.89m x 3.05m (19'4" x 10'0")

With Upvc double glazed frosted front access door with inset lead pattern and stained glass, Upvc double glazed windows to front and rear aspects, two pendant light fittings, two double panelled radiators, built in gas/electricity meter cupboards, stairs to first floor landing, power points, TV aerial connection and access off to;



## FITTED KITCHEN 4.19m x 1.93m (13'9" x 6'4")

With Upvc double glazed window to side, enclosed light fitting, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with mixer tap above, space for freestanding cooker with extractor hood above, space for under counter fridge, plumbing for automatic washing machine, Valliant combination boiler providing the domestic hot water and central heating systems, ceramic splashback tiling, ceramic tiled flooring, panelled radiator, power points and access off to;



## REAR LOBBY AREA

With Upvc double glazed side access door, pendant light fitting, ceramic tiled flooring and access to;

## GROUND FLOOR BATHROOM 2.21m x 1.93m (7'3" x 6'4")

With Upvc double glazed frosted window to side, a modern white suite comprising of low level WC, vanity sink unit with circular ceramic sink unit with chrome mixer tap above, panelled bath unit chrome mixer tap plus thermostatic direct flow shower above, ceramic splashback tiling, ceramic tiled flooring and towel radiator.



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## FIRST FLOOR LANDING

With Upvc double glazed window to front with inset lead pattern, pendant light fitting and doors to rooms including;

## **BEDROOM ONE (REAR) 2.82m+recess x 3.05m (9'3"+recess x 10'0")**

With Upvc double glazed window to rear with inset lead pattern, pendant light fitting, panelled radiator, power points and built in wardrobe providing ample domestic hanging space and storage space etc..



## **BEDROOM TWO (FRONT) 2.08m x 2.92m (6'10" x 9'7")**

With Upvc double glazed window to front with inset lead pattern, pendant light fitting, stripped and treated floor boards, panelled radiator, power points and built in wardrobe providing ample domestic hanging space and storage space etc..



## **EXTERNALLY**

## REAR GARDEN

Bounded by garden block walls and trellis works along with concrete post and timber fencing, block paved area providing patio and sitting space, tiered down with a further shaded paved patio area with shrubs to borders.



## 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**

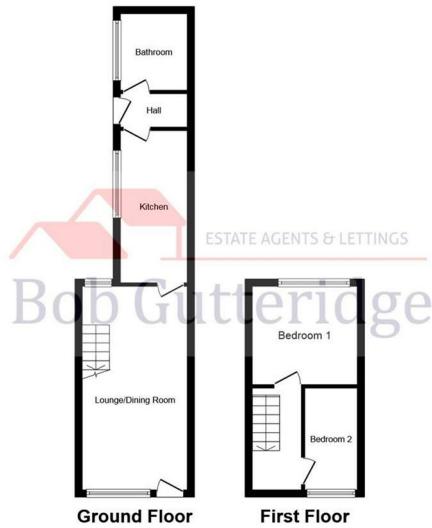
Main services of gas, electricity, water and drainage are connected.

## **VIEWING**

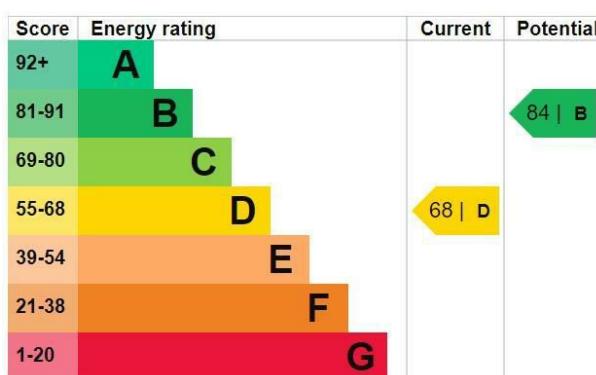
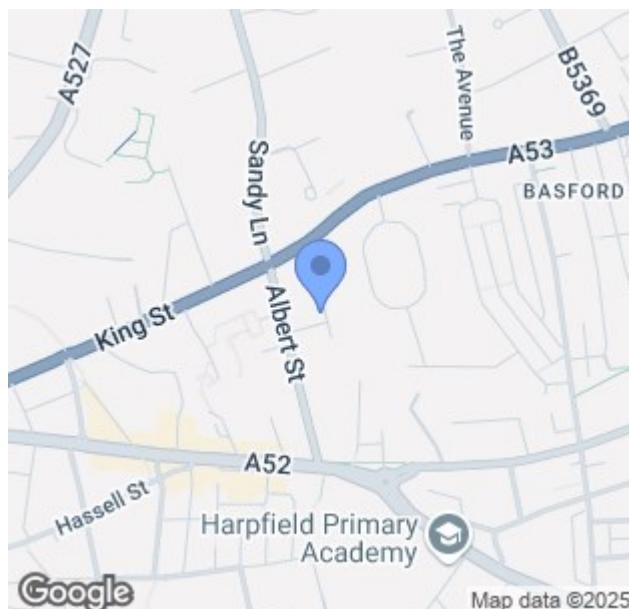
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

## **COUNCIL TAX**

Band 'A' payable to Newcastle under Lyme Borough Council.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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

