

23 Ellison Street, Wolstanton, Newcastle, Staffs, ST5 0BL



Freehold £190,000

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional semi detached home situated on a desirable corner plot in this ever popular Wolstanton village location which provides ease of access to the High Street where local shops, schools, doctors and amenities can all be located as well as offering good road links to the A500. This home offers the modern day comforts of double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, through lounge/diner, fitted kitchen and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers gardens to front, side and rear along with off road parking. **Viewing Advised !**

ENTRANCE HALL

With part-panel part-frosted glazed front access door with double glazed side units featuring inset lead pattern and stained glass, pendant light fitting, smoke alarm, panelled radiator, oak-effect laminate flooring, power points, stairs to the first-floor landing, built-in meter cupboard and doors leading to:



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OPEN PLAN LOUNGE / DINER 5.74m + bay x 3.40m (18'10" + bay x 11'2")

With timber double glazed bay window to the front, Upvc double glazed double patio doors to the rear, coving to ceiling, decorative dado rail, oak-effect laminate flooring, feature cast iron log burner with slate-tiled hearth, two panelled radiators, power points, and two double wall light fittings.



FITTED KITCHEN 4.88m x 1.91m (16'0" x 6'3")

With Upvc double-glazed windows to the side and rear aspects, Upvc double glazed frosted side access door, two three-lamp light fittings, modern vertical radiator, a range of base and wall-mounted soft cream storage cupboards offering ample cupboard and drawer space, square-edge work surfaces with built-in bowl-and-a-half stainless steel sink unit and chrome mixer tap above, built-in four-ring ceramic hob unit with oven beneath plus extractor hood above, traditional-style radiator, slate-effect tiled flooring, space for fridge/freezer, plumbing for automatic washing machine and power points.



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FIRST FLOOR LANDING

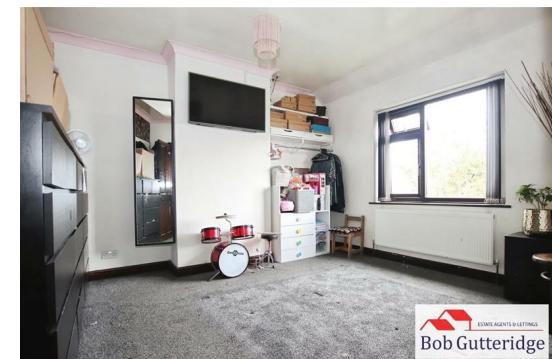
With Upvc double glazed window to the side, pendant light fitting, smoke alarm, access to loft space, door to built-in boiler cupboard housing a Vaillant gas combination boiler providing domestic hot water and central heating systems. Doors to rooms including;



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BEDROOM ONE (FRONT) 3.81m x 3.51m (12'6" x 11'6")

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



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BEDROOM TWO (REAR) 3.25m x 2.79m (10'8" x 9'2")

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



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

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



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FIRST FLOOR BATHROOM 2.69m x 2.06m (8'10" x 6'9")

With Upvc double glazed frosted window to the rear, three spotlight fittings, modern chrome towel radiator, a cream suite comprises of low-level WC, pedestal sink unit, corner bath with mixer tap and shower attachment, ceramic splashback tiling and modern vertical tower radiator.



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EXTERNALLY



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FORE GARDEN

Bounded by mature hedges to the borders, with lawn section and mature shrubs and plants.



SIDE GARDEN

Bounded by mature hedges, includes a timber-decked terrace offering patio and sitting space. Double metal gates provide vehicular access to the side of the property, a tarmac driveway offers off-road parking and leads to:



ENCLOSED REAR GARDEN

Bounded by brick garden walls, concrete posts, and timber fencing. Features a timber-decked terrace for ease of maintenance, patio and sitting space, an external BBQ/pizza oven and outdoor lighting.



COUNCIL TAX

Band 'D' amount payable to Newcastle under Lyme Borough Council/City of Stoke On Trent 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.co



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

