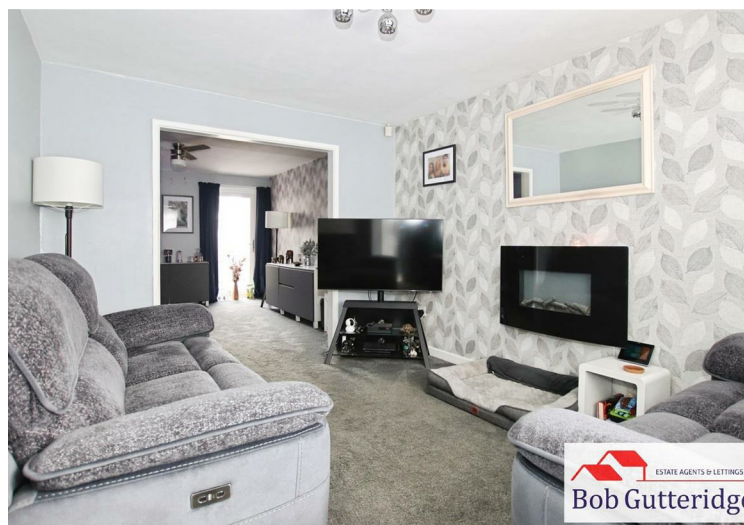


42a Lily Street, Wolstanton, Newcastle, Staffs, ST5 0BT



Freehold Offers in excess of £160,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable modern build end terraced home situated in this ever popular and convenient Wolstanton Village location which provides ease of access to local shops, schools and amenities as well offering good road links to the A500 & Festival Park. This home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, lounge, dining room, modern fitted kitchen, utility cupboard and to the first floor are three generous bedrooms along with a first floor bathroom. Externally the property offers a desirable enclosed rear garden. Viewing Of This Home Is A Must To Appreciate The Accommodation On Offer !

ENTRANCE HALL

With composite double glazed frosted front access door with inset lead pattern with frosted double glazed skylight above with inset lead pattern, pendant light fitting, built in shelving area, stairs to first floor landing and door leads off to;

LOUNGE 3.96m x 3.00m (13'0" x 9'10")

With Upvc double glazed window to front, pendant light fitting, wall mounted focal log effect electric fire, panelled radiator, TV aerial connection point, Virgin Media connection point (Subject to usual transfer regulations), power points and access leads off to;



DINING ROOM 3.96m x 4.06m (13'0" x 13'4")

With Upvc double glazed patio door to rear, pendant light fitting, panelled radiator power point, door to understairs storage cupboard providing ample domestic storage space and door leads off to;



FITTED KITCHEN 3.18m x 2.39m (10'5" x 7'10")

with Upvc double glazed window to side, LED strip light fitting, Manrose extractor fan, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in Bosch four ring induction hob unit with double oven beneath plus extractor hood above, modern chrome towel radiator, plumbing for dishwasher, space for fridge/freezer, built in stainless steel sink unit with mixed tap above, ceramic wall tiling, ceramic floor tiling, power points and access to;



REAR LOBBY AREA

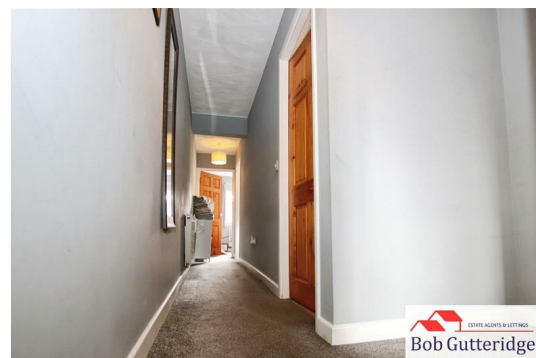
With Upvc double glazed side access door, Upvc double glazed window to rear, pendant light fitting, ceramic tiled flooring and door to;

UTILITY CUPBOARD 1.19m x 1.35m (3'11" x 4'5")

with Upvc double glazed frosted window to rear, pendant light fitting, space for stacked condenser dryer, plumbing for automatic washing machine and power points.

FIRST FLOOR LANDING

With two pendant light fittings, access to loft space with retractable ladder, panelled radiator, power points and door leads off to;



BEDROOM ONE (FRONT) 4.01m x 2.97m (13'2" x 9'9")

with Upvc double glazed window to front, pendant light fitting, panelled radiator, power points and door to built in wardrobe providing ample domestic hanging space and storage space.



BEDROOM TWO (MIDDLE) 3.12m x 3.30m to wardrobe frontage (10'3" x 10'10" to wardrobe frontage)

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, TV aerial connection point, power points and sliding wardrobe doors reveal built in wardrobes providing ample domestic hanging space and storage space.



BEDROOM THREE (REAR) 2.36m x 2.44m (7'9" x 8'0")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, TV aerial connection lead and power points.



FIRST FLOOR BATHROOM 2.03m x 1.47m (6'8" x 4'10")

With Upvc double glazed frosted window to side, enclosed light fitting, extractor fan, ceramic wall tiling with insert decorative glazed dado tile, a white suite comprising of low level dual flush WC, vanity sink unit with monobloc chrome mixer tap above, panel bath unit with monobloc chrome mixer tap with shower attachment, vinyl cushion flooring in wood effect and chrome towel radiator.



EXTERNALLY

ENCLOSED REAR GARDEN

Bounded by concrete post and timber/concrete panels, paved area provides ample patio and sitting space, tiered up with artificial grassed area, a further paved area provides further patio and sitting space, access to a concrete sectional store with aluminium access door, power supply connected and ample domestic external storage space.



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

