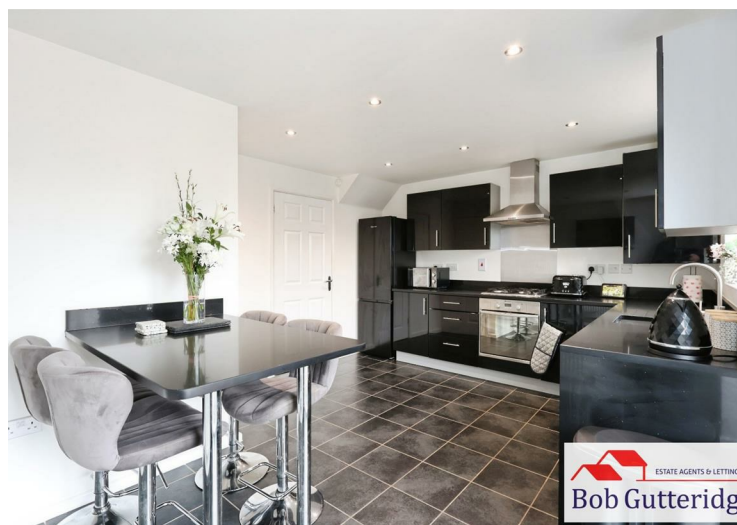


86 Great Row View, Wolstanton, Newcastle, ST5 0GH



Freehold Offers over £210,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and well presented modern day semi detached home situated on this ever popular Wulfstan Grange development which provides ease of access to both Festival & Wolstanton retail parks along with providing good road links to the A500. This well designed 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, fitted kitchen/dining room, downstairs WC and to the first floor are three bedrooms along with an en-suite shower room and separate family bathroom. Externally the property offers gardens to front and rear along with off road parking for two vehicles. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN ! Viewing Advised !

ENTRANCE HALL

With double glazed front access door, three-lamp light fitting, mains smoke alarm, BT telephone point (Subject to usual transfer regulations), power points, panelled radiator and ceramic tiled flooring. Stairs to first floor landing and door leads of to;



LOUNGE 4.42m x 3.63m (14'6" x 11'11")

With Upvc double glazed window to the front, three-lamp light fitting, modern wall-mounted feature fireplace, Sky-Q connection point (subject to usual transfer regulations), TV aerial socket, BT telephone extension (subject to usual transfer regulations), power points and panelled radiator. Door to understairs storage cupboard providing useful shelving and storage space plus access leads off to;



OPEN PLAN FITTED KITCHEN / DINING ROOM 4.57m maximum x 3.56m maximum (15'0" maximum x 11'8" maximum)

With Upvc double glazed patio doors to rear, Upvc double glazed window to the rear, ten LED spotlight fittings. a range of base and wall-mounted high gloss storage cupboards providing ample domestic cupboard and drawer space, granite work surfaces incorporate a built-in four-ring gas hob with oven beneath plus extractor hood above, integrated stainless steel sink unit, integrated dishwasher, space for fridge/freezer, plumbing for an automatic washing machine, panelled radiator, TV aerial connection point, granite breakfast bar, power points and ceramic tiled flooring. Door to built-in boiler cupboard housing the Potterton gas combination boiler providing the domestic hot water and central heating systems.



DOWNSTAIRS WC 1.68m x 0.94m (5'6" x 3'1")

With batten light fitting, extractor fan, white low-level dual flush WC, panelled radiator, pedestal sink unit with chrome mixer tap above, ceramic splashback tiling and ceramic tiled flooring.



FIRST FLOOR LANDING

With three-lamp light fitting, access to loft space, two power points and doors to built-in storage cupboard providing shelving and storage space. Doors lead to rooms including;

BEDROOM ONE (FRONT) 2.87m x 2.64m (9'5" x 8'8")

With Upvc double glazed window to the front, three-lamp light fitting, panelled radiator, feature wall panelling, TV aerial connection point, power points and a built-in double wardrobe providing hanging and storage space. Door leads to the en-suite shower room.



EN-SUITE SHOWER ROOM 2.62m x 1.09m + door recess (8'7" x 3'7" + door recess)

With six spotlight fittings, extractor fan, a white suite comprising low-level dual flush WC, pedestal sink unit with chrome mixer tap, walk-in shower enclosure with thermostatic direct flow shower plus separate hair attachment, aqua-board splashback panelling, engineered oak flooring and panelled radiator.



BEDROOM TWO (REAR) 3.33m reducing to 2.69m x 2.64m (10'11" reducing to 8'10" x 8'8")

With Upvc double glazed window to the rear, three-lamp light fitting, panelled radiator and power points. Double doors reveal a built-in wardrobe providing hanging and storage space.



BEDROOM THREE 2.29m x 1.88m (7'6" x 6'2")

With Upvc double glazed window to the rear, three-lamp light fitting, panelled radiator, power points and modern grey wood-effect flooring.



FIRST FLOOR BATHROOM 1.88m x 1.88m (6'2" x 6'2")

With Upvc double glazed frosted window to the front, enclosed light fitting, extractor fan, a modern white suite comprising low-level dual flush WC, pedestal sink unit with chrome mixer tap, panelled bath with chrome mixer tap above, ceramic splashback tiling, engineered oak flooring and panelled radiator.



EXTERNALLY

FORE GARDEN

To the front is a double tarmac driveway providing off-road parking, mature hedging and paved pathways leading alongside the property to;

ENCLOSED REAR GARDEN

To the rear is an enclosed garden bounded by timber posts and fencing, with a paved patio providing ample sitting space. A composite shed offers external storage. Railway sleeper terracing with blue slate chippings and steps lead to a lawned section, with a further timber decked area providing additional patio and seating space.



COUNCIL TAX

Band 'C' 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.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 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

