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ESTATE AGENTS & LETTINGS
Bob Gutteridge

240 Dimsdale Parade West, Wolstanton, Newcastle, Staffs, ST5 8EA

Freehold £260,000

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully modernised and updated semi detached home situated on a desirable corner plot in this ever popular and convenient Wolstanton location. As you would expect 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, downstairs WC, bay fronted lounge, stunning open plan fitted kitchen / dining room, utility room and to the first floor are three generous bedrooms along with a luxury four piece family bathroom. Externally this property is set on a generous plot with gardens to front, side and rear along with off road parking and a detached sectional garage. The location is perfect for access to local shops, schools and amenities as well as offering good road links to the A34 & A500. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

ENTRANCE HALL

With composite double glazed frosted front access door with frosted double glazed panels to sides, LED light fitting, double panelled radiator, two power points, oak and glazed balustrades and doors lead off to rooms including;

DOWNSTAIRS WC 1.19m x 0.84m (3'11" x 2'9")

With Upvc double glazed window to side, spotlight fitting, a white suite comprising of low level dual flush WC, wall mounted sink unit with chrome mixer tap above, modern chrome towel radiator and vinyl cushion flooring.

BAY FRONTED LOUNGE 4.78m x 3.51m (15'8" x 11'6")

With Upvc double glazed bay window to front, LED light fitting, TV aerial connection point, power points, built in electricity metre cupboard, double panelled radiator and part panelled part glazed French doors lead off to;

BEAUTIFUL NEW OPEN PLAN FITTED KITCHEN / DINER 5.79m x 3.10m (19'0" x 10'2")

With Upvc double glazed window to side Upvc double glazed French doors to rear, ten LED spotlight fittings, down light fitting, modern vertical radiator, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, square edge work surface with built in four ring electric AEG ceramic hob unit with AEG oven beneath plus extractor hood above, built in resin sink unit with mixer tap, integrated fridge/freezer, integrated Hoover automatic washing machine, integrated Beko slim line dishwasher, tile effect laminate flooring, double panelled radiator, glazed splashback, power points and door to a built in boiler cupboard housing a Baxi 800 combination boiler providing the domestic hot water and central heating systems. Door leads off to;

UTILITY ROOM 2.84m x 0.91m (9'4" x 3'0")

With Upvc double glazed frosted side access door, three LED spotlight fittings, space for stacked condenser dryer, tile effect flooring and power points.

FIRST FLOOR LANDING

With Upvc double glazed window to side, LED light fitting, access to loft space, oak and glazed balustrade and doors to rooms including;

BEDROOM ONE (FRONT) 3.53m x 3.89m (11'7" x 12'9")

With Upvc double glazed window to front, three lamp light fitting, panelled radiator, TV aerial connection point and power points.

BEDROOM TWO (REAR) 3.33m reducing to 2.95m x 3.28m (10'11" reducing to 9'8" x 10'9")
With Upvc double glazed window to rear, three lamp light fitting, panelled radiator, TV aerial connection point and power points.

BEDROOM THREE 2.92m reducing to2.64m x 2.13m (9'7" reducing to8'8" x 7'0")
With Upvc double glazed window to front, three lamp light fitting, panelled radiator and power points.

FIRST FLOOR LUXURY FOUR PIECE BATHROOM 2.64m maximum x 2.24m (8'8" maximum x 7'4")

With two Upvc double glazed windows to side, six LED spotlight fittings, extractor fan, a modern vertical chrome towel radiator, a built in suite comprising of dual flush WC, vanity sink unit with chrome mixer above, panelled bath unit with chrome mixer tap, corner glazed shower cubicle with thermostatic direct flow shower with separate hair attachment, aqua boarding to splashback and marble effect flooring.

EXTERNALLY

FORE GARDEN

With garden brick retaining walls along with concrete post and timber fencing, a metal gate provides pedestrian access to the front of the property, two lawn sections. flagged pathway and access leads alongside the property to;

SIDE GARDEN

Bounded by concrete stroke timber post and timber fencing, flagged pathway, lawn section, double timber gates provide vehicular access to the side of the property and access to;

REAR GARDEN

Bounded by concrete post and timber fencing, a concreted driveway provides off road parking, paved area providing ample patio and sitting space and access to a detached sectional garage providing further off road parking.

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 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.

240 Dimsdale Parade West, Newcastle, ST5 8EA

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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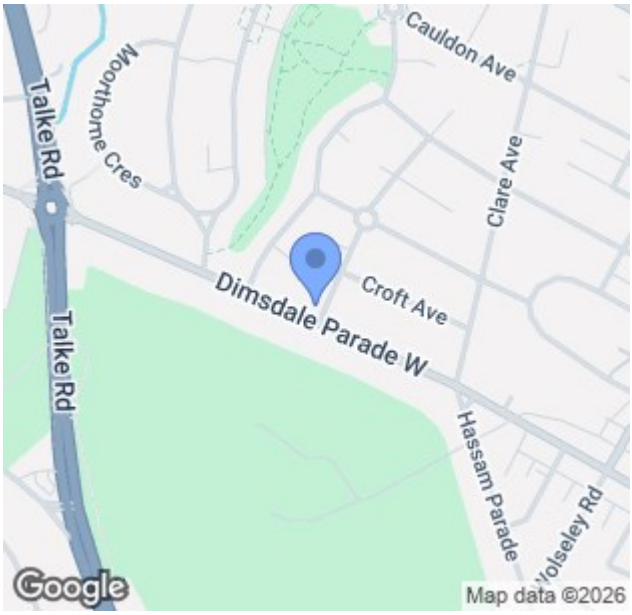

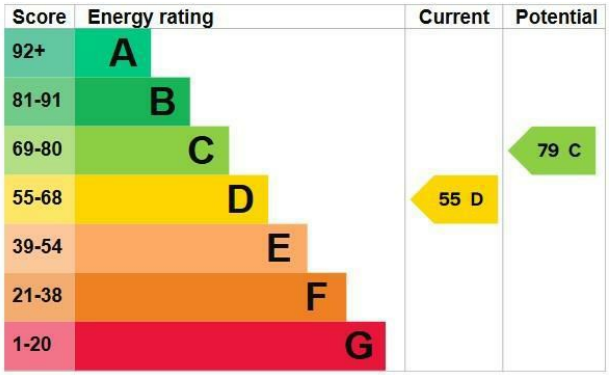

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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

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