

99 Dimsdale Parade East, Wolstanton, Newcastle, Staffs, ST5 8DP



Freehold Offers in excess of £165,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and beautifully presented fore courted Victorian terraced home, situated within the ever-popular and convenient residential location of Wolstanton. The property provides ease of access to local shops, schools, and amenities, whilst being just a short stroll from the open green space of Wolstanton Marsh. As expected, the home benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating. This charming three-storey property offers a spacious and versatile layout of accommodation which, in brief, comprises a storm porch, entrance hall, bay-fronted dining room, separate lounge, fitted kitchen, and a fully tiled ground floor bathroom. To the first floor are two well-proportioned bedrooms together with access to the second floor, where the generous principal bedroom can be found. Externally, the property enjoys a fore court frontage together with a desirable enclosed rear garden.

Viewing is highly recommended to fully appreciate the character, versatile accommodation, and sought-after location this beautiful period home has to offer.

STORM PORCH

With Upvc double-glazed French doors to the front with double-glazed side panels and skylight above, ceramic tiled flooring in a Minton-style design, and part-panelled, part-glazed entrance door with glazed skylight above leading to:

ENTRANCE HALL

With pendant light fitting, staircase rising to the first floor landing, power points, panelled radiator, oak-effect laminate flooring, feature wood panelling to the walls, and door providing access to:



BAY FRONTED DINING ROOM 3.53m x 2.41m (11'7" x 7'11")

With Upvc double-glazed window to the front incorporating inset leaded pattern, pendant light fitting, double-panelled radiator, oak-effect laminate flooring, built-in electricity meter cupboard, power points, and part-panelled, part-glazed door providing access to:



LOUNGE 4.52m reducing to 3.63m x 3.30m (14'10" reducing to 11'11" x 10'10")

With Upvc double-glazed window to the rear, pendant light fitting, modern vertical radiator, feature living flame coal-effect gas fire, TV aerial connection point, Virgin Media connection point (subject to the usual transfer regulations), two wall light fittings, power points, door to understairs storage cupboard providing ample shelving and storage space, and part-panelled, part-glazed door leading to:



FITTED KITCHEN 3.00m x 1.85m (9'10" x 6'1")

With Upvc double-glazed window to the side, pendant light fitting, a range of base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space, wood block-effect square-edged work surfaces incorporating a built-in one-and-a-half bowl resin sink unit with chrome mixer tap above, plumbing for an automatic washing machine, space for a condenser dryer, panelled radiator, ceramic splashback tiling, built-in Hisense four-ring ceramic hob with oven beneath and extractor hood above, power points, vinyl cushion flooring, and access leading to:



REAR LOBBY AREA

With Upvc double-glazed stable side access door incorporating inset Georgian pattern, vinyl cushion flooring, coving to ceiling, pendant light fitting, and bi-fold door opening to a built-in storage cupboard providing space for a fridge/freezer together with two power points.

GROUND FLOOR BATHROOM 2.06m x 1.80m (6'9" x 5'11")

With Upvc double-glazed frosted window to the side, four LED spotlight fittings, extractor fan, fully tiled in modern wall ceramics with feature tiled detailing, ceramic tiled flooring, and a built-in white suite comprising a dual-flush WC, vanity wash hand basin with chrome mixer tap above, panelled bath with chrome mixer tap and thermostatic direct-flow shower over, and double-panelled radiator.



FIRST FLOOR LANDING

With pendant light fitting, two power points, door providing access to the second floor, and doors leading off to:

BEDROOM TWO (REAR) 3.56m x 3.30m (11'8" x 10'10")

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



BEDROOM THREE (FRONT) 3.30m x 2.44m (10'10" x 8'0")

With two Upvc double-glazed windows to the front, coving to ceiling, pendant light fitting, panelled radiator, and power points.



SECOND FLOOR

BEDROOM ONE 5.46m x 3.25m (17'11" x 10'8")

With double-glazed Velux window to the front, Upvc double-glazed window to the rear, eight LED spotlight fittings, double-panelled radiator, and power points.



EXTERNALLY



FORE COURT

Bounded by garden brick walls with a timber gate providing pedestrian access to the front of the property and paved providing ease of maintenance.

ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, a timber gate provides pedestrian access to the rear of the property, paved pathways provide ease of maintenance, a paved area allows for ample patio and sitting space, external cold water supply and a timber shed provides ample 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 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

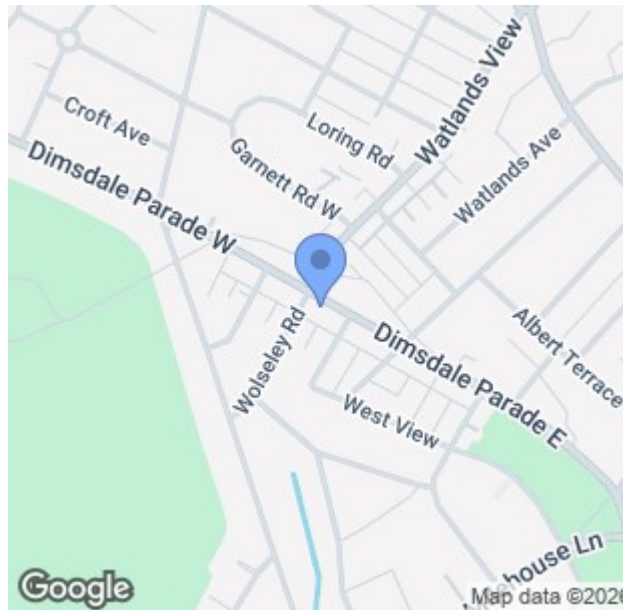
Main services of gas, electricity, water and drainage are connected.

VIEWING

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



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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HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

