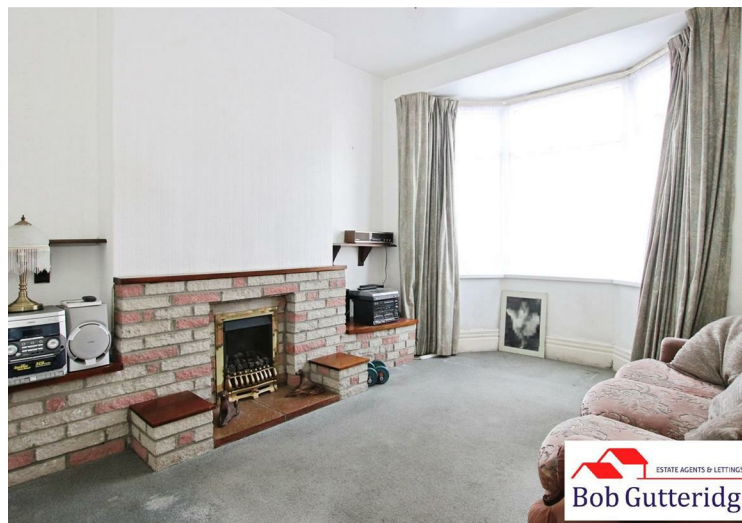


1 Westwood Road, Wolstanton, Newcastle, Staffs, ST5 0DF



Freehold £119,950

Bob Gutteridge Estate Agents are pleased to bring to the market this traditional end terraced home situated in this convenient Wolstanton village location which provides ease of access to the high street where local shops, schools and amenities can all be located. 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, bay fronted lounge, separate sitting room, fitted kitchen, downstairs WC and to the first floor are two double bedrooms along with a first floor shower room. Externally the property offers a forecourt to frontage along with an enclosed rear yard. We can also confirm that this property is being sold with the advantage of No Vendor Upward Chain!

ENTRANCE HALL

With Upvc double glazed frosted front access door with frosted double glazed skylight above, coving to ceiling, pendant light fitting, panelled radiator, wall mounted thermostat, stairs to first floor landing and doors lead off to rooms including;



BAY FRONTED LOUNGE 4.09m x 3.38m (13'5" x 11'1")

With Upvc double glazed bay window to front, pendant light fitting, feature stone fireplace with built in living flame coal effect gas fire, built in electricity meter cupboard, panelled radiator and power points.



SEPARATE SITTING ROOM 4.19m x 3.48m (13'9" x 11'5")

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, ceramic tiled hearth and inset for gas fire, panelled radiator, power points and door leads off to;



UNDERSTAIRS STORE

With pendant light fitting, ample domestic shelving space and storage space etc.

MODERN FITTED KITCHEN 3.12m x 2.01m (10'3" x 6'7")

With Upvc double glazed frosted window to side, florescent tube light fitting, a Main combi Eco Gas boiler providing domestic hot water and central heating systems, a range of base and wall mounted soft grey storage cupboards providing ample domestic cupboard and drawer space with a round edge work surface in wood block effect, built in stainless steel sink unit with chrome mixer tap above, plumbing for automatic washing machine, space for freestanding gas cooker, space for fridge/freezer, double panelled radiator, ceramic wall tiling, power points and door leads off to;



REAR LOBBY AREA

With Upvc double glazed frosted side access door, artex to ceiling, pendant light fitting, and doors lead off to rooms including built in store with pendant light fitting, and ample domestic shelving and storage space.

DOWNSTAIRS WC 1.42m x 0.86m (4'8" x 2'10")

With artex to ceiling, pendant light fitting, low level WC and panelled radiator.



FIRST FLOOR LANDING

With pendant light fitting, access to loft space, coving and doors lead off to rooms including;



BEDROOM ONE (FRONT) 4.47m x 3.48m (14'8" x 11'5")

With Upvc double glazed windows to front and side aspects, coving to ceiling, two pendant light fittings, two panelled radiators, power points and door to built in storage cupboard providing ample domestic storage space.



BEDROOM TWO 3.51m x 2.44m (11'6" x 8'0")

With Upvc double glazed windows to rear, pendant light fitting, coving to ceiling, panelled radiator and built in wardrobe providing ample domestic hanging space and storage space etc.



FIRST FLOOR SHOWER ROOM 2.39m x 1.47m (7'10" x 4'10")

With Upvc double glazed frosted window to rear, four lamp light fitting, a coloured suite comprising pedestal sink unit, corner glazed shower cubicle with thermostatic direct flow shower, aqua boarding to splashback, ceramic wall tiling, double panelled radiator and vinyl cushion flooring.



EXTERNALLY

FORE COURT TO FRONTAGE

Bounded by garden block walls with wrought iron gate providing pedestrian access to the front of the property, mature hedge to border, paved pathways and access to;

REAR YARD

Bounded by concrete post and timber fencing with paved pathways, patio and sitting space and access to;



GARAGE 5.13m x 2.34m (16'10" x 7'8")

With timber side access door, electricity supply connected, pendant light fitting 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

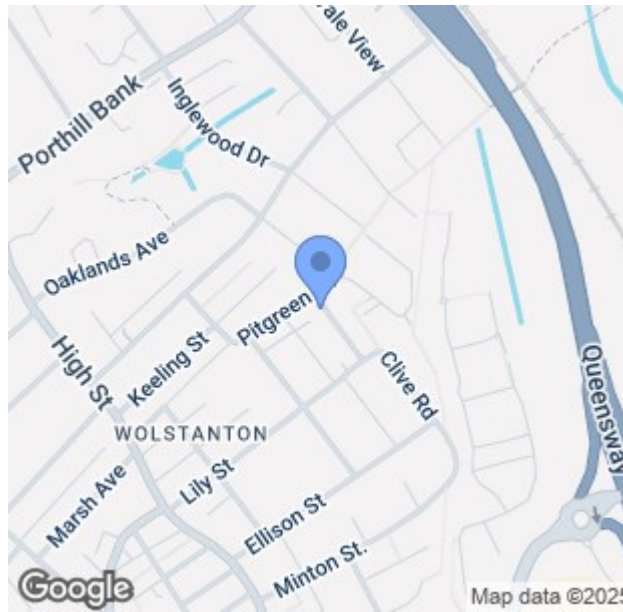
Main services of gas, electricity, water and drainage are connected.

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		74 C
55-68	D		
39-54	E	46 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