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ESTATE AGENTS & LETTINGS
Bob Gutteridge

# 7 Lidgate Walk, Westbury Park, Newcastle-under-Lyme, Staffordshire, ST5 4LT








## Freehold Offers in excess of £320,000

**Bob Gutteridge Estate Agents are delighted to bring to the market this well-presented detached home, situated in a cul-de-sac location in this highly sought-after Westbury Park development, which provides ease of access to Newcastle town center, whilst also offering good road links to the A500 & M6 . This well-proportioned home benefits from the modern-day comforts of Upvc double glazing together with gas central heating. The property offers spacious, modern living arrangement which in brief comprises entrance hall, spacious bay-fronted lounge, Upvc conservatory, fitted kitchen / diner, ground floor W/C, and to the first floor are three generous-sized bedrooms together with a first-floor shower room. Externally, the property boasts an enviable plot consisting of a foregarden with driveway parking for up to five vehicles, sizeable enclosed rear garden, integral single garage, and detached double garage. This attractive modern day home provides generous accommodation and a convenient location, making it an appealing proposition for families and those requiring easy access to both Newcastle town center and other commuter links.**

**Viewing of this home is essential !**

## ENTRANCE HALLWAY 3.10m x 1.78m (10'2" x 5'10")

With Upvc double glazed frosted front access door, enclosed light fitting, single panelled radiator, wall mounted Drayton thermostat, power points, vinyl cushion flooring, stairs to first floor and doors leading off to;






## BAY-FRONTED LOUNGE 5.94m x 3.20m (19'6" x 10'6" )

With Upvc double glazed bay window to front, Upvc double glazed patio French opening doors to rear, pendant light fitting, two panelled radiators, wood laminate flooring, telephone connection point, TV aerial connection point, power points and access off to;










## UPVC DOUBLE GLAZED CONSERVATORY 3.00m x 2.79m (9'10" x 9'2" )

With Upvc double glazed windows to side and rear aspects, Upvc double glazed patio French opening door to rear, enclosed light fitting, vinyl cushion flooring and power points.






## FITTED KITCHEN / DINER 5.26m x 4.45m maximum (17'3" x 14'7" maximum)

With Upvc double glazed frosted rear access door, Upvc double glazed windows to front and rear aspects, seven spotlight fittings, three-lamp pendant light fitting, two double panelled radiators, a range of base and wall mounted kitchen storage cupboards providing ample domestic cupboard and drawer space, bevelled edge marble-effect worktop, built-in composite sink unit with mixer tap above, built-in Bosch fan electric oven with four-ring induction hob above and extractor hood, integrated fridge/freezer space, built-in wine rack, space for automatic washing machine, marble-effect splashback, herringbone wood laminate flooring, power points and access to understairs storage cupboard providing ample domestic storage space.













## GROUND FLOOR WC 2.06m x 0.71m (6'9" x 2'4" )

With Upvc double glazed frosted window to rear, enclosed light fitting, vertical radiator, a white suite comprising low-level dual-flush WC and vanity sink unit with mixer tap above, ceramic splashback tiling and vinyl cushion flooring.



## FIRST FLOOR LANDING 2.77m x 2.16m (9'1" x 7'1")

With Upvc double glazed window to rear, enclosed light fitting, loft access, built-in storage cupboard providing ample domestic storage space and housing a hot water tank which provides the domestic water systems, power points and doors leading off to;







## BEDROOM ONE (FRONT) 4.19m x 3.00m (13'9" x 9'10")

With Upvc double glazed windows to front, pendant light fitting, single panelled radiator, power points and a built-in storage cupboard providing ample domestic storage space.






**BEDROOM TWO (FRONT) 3.45m x 3.00m ( 11'4" x 9'10" )**
With Upvc double glazed window to front, pendant light fitting, single panelled radiator, power points and a built-in storage cupboard providing ample domestic storage space.







**BEDROOM THREE (REAR) 3.25m x 2.16m (10'8" x 7'1" )**
With Upvc double glazed window to rear, pendant light fitting, single panelled radiator and power points.







**FIRST FLOOR SHOWER ROOM 2.49m x 1.70m (8'2" x 5'7")**
With Upvc double glazed frosted window to rear, spotlight fittings, extractor fan, vertical chrome radiator, low-level dual-flush WC, vanity sink unit with mixer tap above, walk-in glazed shower enclosure with thermostatic direct flow shower unit with rainfall and separate hand attachments, ceramic tiled flooring and ceramic splashback tiling.




**EXTERNALLY**

## FOREGARDEN

Bounded by mature border shrubbery, with raised beds, sizeable lawn, driveway parking for up to five vehicles, built-in meter cupboards, and access off to;






## ENCLOSED REAR GARDEN

Bounded by timber fencing with stone paving and patio area providing ample domestic patio and sitting space, generous lawn, outdoor tap and outdoor power points.













## INTEGRAL SINGLE GARAGE 5.49m x 2.41m (18'0" x 7'11" )

With Upvc double glazed frosted rear access door, metallic up-and-over style garage door, LED light fitting, power points and an Ideal Logic Plus gas boiler providing the domestic heating systems and parking for one vehicles.



## DETACHED BRICK-BUILT DOUBLE GARAGE 5.82m x 5.56m (19'1" x 18'3")

With Upvc double glazed side access door, Upvc double glazed frosted side window, two metallic up-and-over style garage doors, four LED tube light fittings, electricity consumer unit, power points, and parking for up to two vehicles.










## COUNCIL TAX

Band 'D' 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

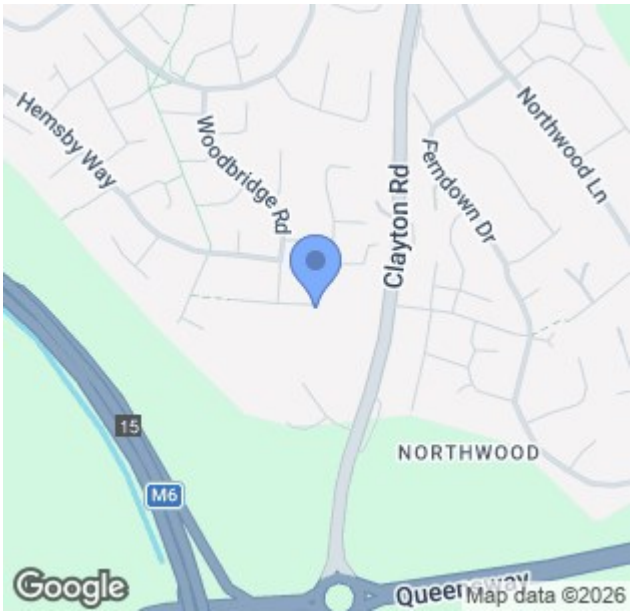
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

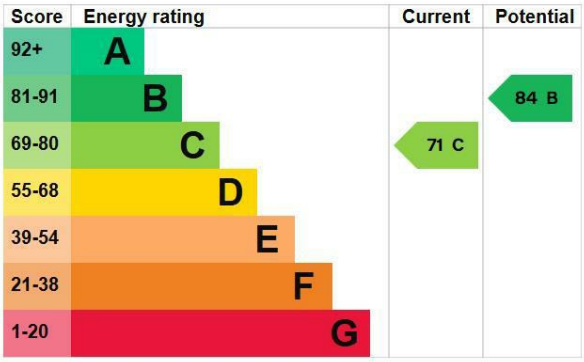
Lidgate Walk, Newcastle




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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