

86 London Road, Newcastle, Staffs, ST5 1LZ



Freehold Offers in excess of £155,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious forecourted Victorian terraced home, situated within the ever-popular and convenient location of Newcastle-under-Lyme town centre, providing ease of access to a wide range of local shops, schools, and amenities, whilst also offering excellent road links to the A34. As expected, the property benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating. This characterful home retains a wealth of period charm and offers spacious, versatile accommodation. In brief, the accommodation comprises an entrance hall, separate sitting room, lounge, and a fitted kitchen/breakfast room with access to a useful cellar. To the first floor are two generously proportioned double bedrooms together with a family bathroom. Externally, the property enjoys a forecourt frontage together with an enclosed rear garden incorporating a useful brick-built outbuilding, providing excellent additional storage space. This well-presented period home offers a flexible living arrangement that is sure to appeal to a wide range of purchasers. Viewing is highly recommended to fully appreciate the character, spacious accommodation, and convenient town centre location on offer.

ENTRANCE HALL

With composite double-glazed frosted front access door with frosted double-glazed skylight above incorporating inset lead-patterned stained glass numerals, original cornice to ceiling, pendant light fitting, coat hooks, original Minton tiled flooring, panelled radiator, staircase rising to the first-floor landing, and door leading off to:



SITTING ROOM 3.84m x 3.45m (12'7" x 11'4")

With Upvc double-glazed window to the front, original cornice to ceiling, decorative ceiling rose, pendant light fitting, built-in gas and electricity meter cupboards housing smart meters, Virgin Media connection point (subject to the usual transfer regulations), panelled radiator, feature fireplace with brick open hearth and space for an electric fire, and power points.



SEPARATE LOUNGE 4.22m x 3.71m (13'10" x 12'2")

With Upvc double-glazed window to the rear, coving to ceiling, decorative picture rail, three-lamp light fitting with fan assist, panelled radiator, feature fireplace with marble hearth incorporating an electric coal-effect fire, TV aerial connection point, power points, and part-panelled, part-glazed door providing access to:



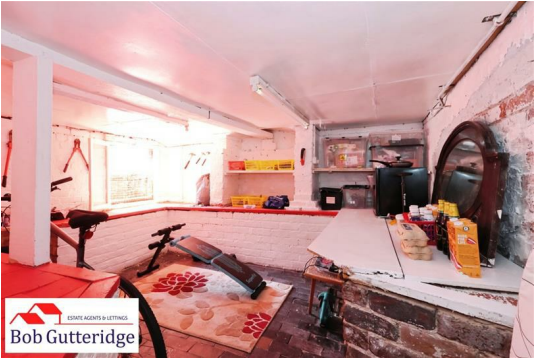
FITTED KITCHEN / BREAKFAST ROOM 4.34m x 2.67m (14'3" x 8'9")

With Upvc double-glazed frosted side access door, Upvc double-glazed windows to the side and rear aspects, coving to ceiling, three-lamp light fitting with fan assist, a Worcester Bosch gas combination boiler providing the domestic hot water and central heating systems, a range of base and wall-mounted beech wood-effect storage cupboards providing ample domestic cupboard and drawer space, round-edged work surfaces incorporating a built-in bowl-and-a-half stainless steel sink unit with chrome mixer tap above, plumbing for an automatic washing machine, space for a freestanding gas cooker, panelled radiator, ceramic splashback tiling, quarry tiled flooring, power points, and access leading off to:



CELLAR 4.14m x 3.84m (13'7" x 12'7")

With steps leading down, glazed window to the rear, fluorescent tube light fitting, power points, original stillage, and ample domestic storage space.



FIRST FLOOR LANDING

With pendant light fitting, access to loft space, and doors leading off to:



BEDROOM ONE (FRONT) 4.67m x 3.86m (15'4" x 12'8")

With two Upvc double-glazed windows to the front, three-lamp light fitting with fan assist, decorative picture rail, double-panelled radiator, stripped and treated floorboards, and power points.



BEDROOM TWO (REAR) 4.22m x 2.90m (13'10" x 9'6")

With Upvc double-glazed window to the rear, pendant light fitting, panelled radiator, stripped and treated floorboards, and power points.



FIRST FLOOR BATHROOM 4.29m x 2.67m (14'1" x 8'9")

With Upvc double-glazed frosted window to the rear, three spotlight fittings, double-panelled radiator, vinyl cushion flooring, and a white suite comprising a low-level WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, together with a thermostatic direct-flow shower.



EXTERNALLY



FORE COURT

With boundaries formed by garden brick walls together with mature hedging to the frontage, paved pathway providing ease of maintenance, and a central planted bed.



ENCLOSED REAR GARDEN

Bounded by garden brick walls along with concrete post and timber fencing, a paved and concreted area provides ample patio and sitting space along with ease of maintenance, mature shrubs and access to an external store providing ample external storage space along with an outside WC.



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.

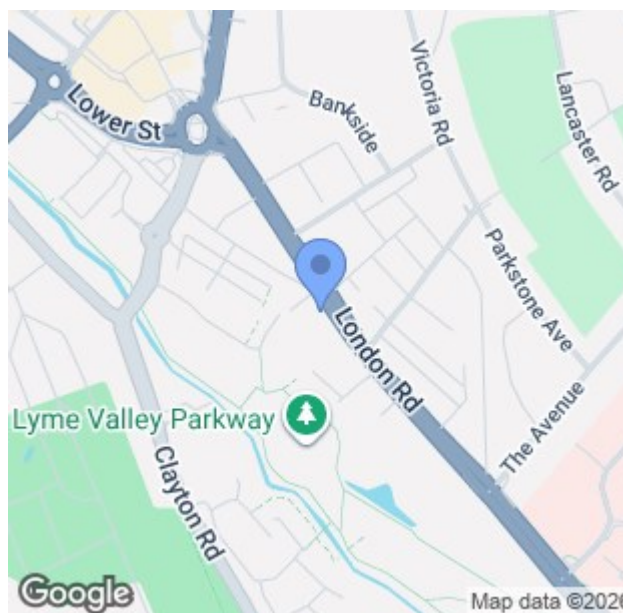
VIEWING

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

Bob Gutteridge
ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 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

