

7 Wharf Terrace, Madeley Heath, Crewe, CW3 9LW



Freehold £129,950

Bob Gutteridge Estate Agents are pleased to bring to market this well presented and up to date fore courted terraced home situated in this semi rural and ever popular Madeley Heath location. This home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of lounge with focal log burner, fitted kitchen/dining room, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers an enclosed rear yard which overlooks a green to the rear. The location is perfect for access to A525 which provides access to both Newcastle and Crewe as well as being near to local shops, schools and amenities. Viewing Is Highly Recommended !

LOUNGE 3.68m x 3.61m (12'1" x 11'10")

With Upvc frosted double glazed front access door with frosted glazed skylight above, Upvc double glazed bow window to the front elevation, original cornice to ceiling, pendant light fitting, double panelled radiator, feature cast iron multi-fuel burner with slate hearth, TV aerial connection, oak effect laminate flooring, power points and a door leading off to;



INNER PASSAGE

With pendant light fitting, vinyl cushion flooring, access to understairs storage cupboard offering useful domestic shelving and storage space and a doorway leads off to;

FITTED KITCHEN / DINER 3.63m x 3.66m (11'11" x 12'0")

With Upvc double glazed window to the rear, three-lamp light fitting, smoke alarm, a range of base and wall-mounted soft sage storage cupboards providing ample domestic cupboard and drawer space, round-edge work surfaces incorporating a built-in stainless steel sink unit with chrome mixer tap above., space for freestanding electric cooker, plumbing for automatic washing machine, space for under-counter fridge plus freezer, an Ariston has boiler provides the domestic hot water and central heating systems, ceramic splashback tiling, panelled radiator, vinyl cushion flooring, stairs to the first floor landing, power points and a door leading off to;



REAR LOBBY AREA

With Upvc frosted side access door, pendant light fitting, wood-effect laminate flooring and a door leading off to;

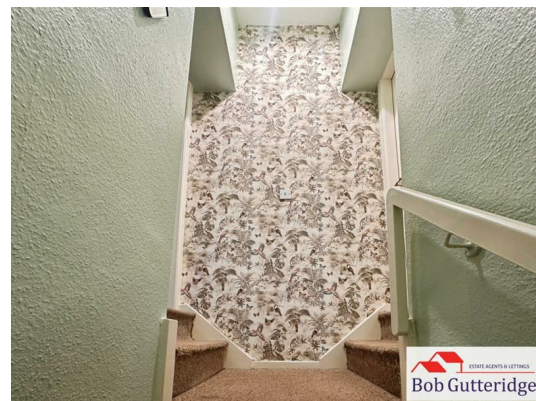
GROUND FLOOR BATHROOM 1.73m x 1.60m (5'8" x 5'3")

With Upvc double glazed frosted window to the rear, pendant light fitting, a white suite comprising of low-level dual flush WC, pedestal sink unit with chrome mixer tap above, a panelled bath unit with mixer tap plus shower attachment, aqua boarding to splashback areas, panelled radiator and wood-effect laminate flooring.



FIRST FLOOR LANDING

With pendant light fitting and doors leading off to rooms including;



BEDROOM ONE (REAR) 3.63m x 3.66m (11'11" x 12'0")

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



BEDROOM TWO (FRONT) 3.68m x 3.61m (12'1" x 11'10")

With Upvc double glazed window to the front, pendant light fitting, panelled radiator and power points. Door to built-in airing cupboard housing the hot water cylinder, along with ample domestic airing and storage space.



EXTERNALLY

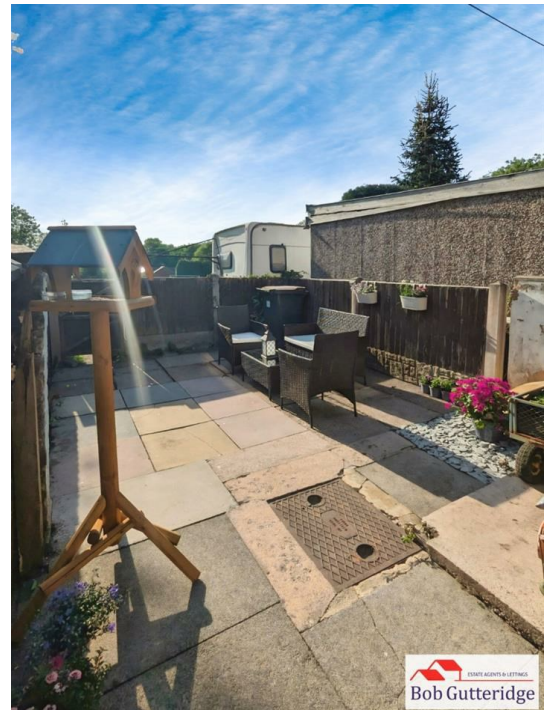
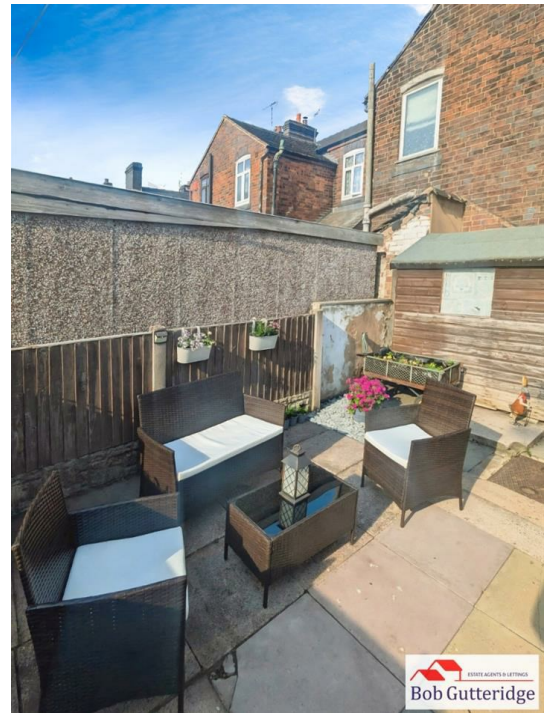


FORE COURT

Bounded by decorative brick and block walls with metal railings, a metal gate provides pedestrian access to the front of the property and paved pathways allowing for ease of maintenance.

ENCLOSED REAR YARD

Bounded by concrete posts and timber fencing along with brick boundary walls, a paved area provides an ideal patio and sitting space, access to a timber shed providing useful external storage and pleasant views over greenery to the rear.



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

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ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 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

