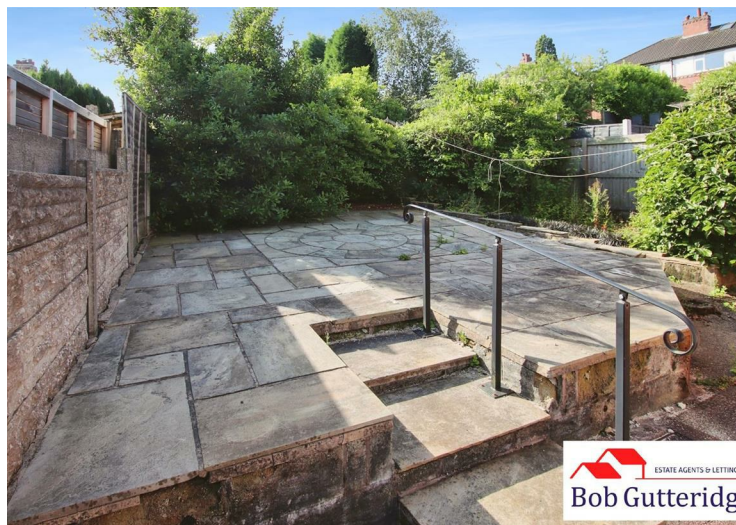


## 86 Boulton Street, Wolstanton, Newcastle, Staffordshire, ST5 0DX

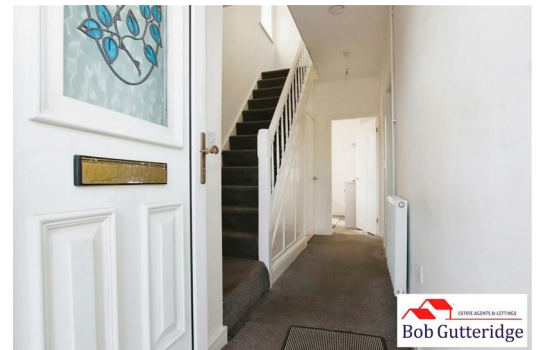


**Freehold Offers in excess of £189,995**

**\*\* NO CHAIN ! \*\*** Bob Gutteridge Estate Agents are delighted to bring to the market this handsome **EXTENDED** traditional semi detached home situated in this ever popular and convenient Wolstanton location which provides ease of access to both the A34 & A500 as well as being well placed for access to Wolstanton where local shops, schools and amenities can all be located. This home offers combi central heating and in brief the accommodation comprises of entrance hall, bay fronted dining room, **EXTENDED** lounge, fitted kitchen, downstairs WC and to the first floor are three bedrooms along with a first floor family bathroom. Externally the property offers gardens to front and rear along with off road parking. We can also confirm that this home is being sold with the added benefit of **NO VENDOR CHAIN !**

### **ENTRANCE HALL**

With Upvc double glazed frosted front access door with inset led pattern and stained glass, two pendant light fittings, battery and mains smoke alarm, double panelled radiator, two power points, stairs to first floor landing and doors to rooms including;



### **BUILT IN CLOAKS / BOILER CUPBOARD**

With feature frosted glazed window to side with inset led pattern and stained glass, two power points, Alpha combination boiler providing the domestic hot water and central heating systems, ample hanging and storage space etc.

### **UNDER STAIRS STORAGE CUPBOARD**

With Upvc double glazed frosted window to side, electricity consumer unit, electricity meter, power points, vinyl cushion flooring, gas meter, ample domestic shelving and storage space etc.

### **BAY FRONTED DINING ROOM 3.76m x 3.38m (12'4" x 11'1")**

With Upvc double glazed bay window to front with inset led pattern and stained glass to sky lights, single panelled radiator and six power points.



### **EXTENDED LOUNGE / FAMILY ROOM 5.94m x 3.40m reducing to 3.30m (19'6" x 11'2" reducing to 10'10")**

With glazed window to rear, coving to ceiling, two pendant light fittings, t.v. aerial lead, two double panelled radiators and eight power points.



### **FITTED KITCHEN 2.64m x 1.98m (8'8" x 6'6")**

With Upvc double glazed window to side, three LED spotlight fittings, heat detector, a range of base and wall mounted high gloss grey storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in four ring electric hob unit with oven beneath plus extractor hood above, stainless steel sink unit with chrome mixer tap above, space for under counted fridge plus freezer, spurs for appliances and access off to;



### **REAR LOBBY AREA**

With part panelled part frosted side access door, pendant light fitting, ceramic tiled flooring and door leads off to;

### **BUILT IN STORAGE CUPBOARD**

With ample domestic shelving and storage space, space for fridge / freezer, quarry tiled flooring and power points.

### **DOWNSTAIRS W.C. 1.96m x 0.81m (6'5" x 2'8")**

With Upvc double glazed frosted window to rear, pendant light fitting, fully tiled in wall ceramics, tiled flooring, a coloured suite comprising of low level w.c. and wall mounted sink unit with tap above.



## FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, pendant light fitting, battery and mains smoke alarm, access to loft space (tenants please do not enter), two power points and doors to rooms including;



## BEDROOM ONE (FRONT) 4.11m x 3.38m (13'6" x 11'1")

With Upvc double glazed bay window to front, pendant light fitting, single panelled radiator, t.v. aerial connection and power points.



## BEDROOM TWO (REAR) 3.56m x 3.38m (11'8" x 11'1")

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



## BEDROOM THREE 2.34m x 1.96m (7'8" x 6'5")

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



## FIRST FLOOR BATHROOM 2.06m x 1.96m (6'9" x 6'5")

With Upvc double glazed frosted window to rear, three spot light fittings, extractor fan, a white suite comprising of low level dual flush w.c., pedestal sink unit, panelled bath unit with mixer tap plus shower attachment, glazed shower screen, double panelled radiator and vinyl cushion flooring.



## EXTERNALLY



## FORE GARDEN

Bounded by garden brick walls along with stone walls, tarmac driveway providing off road parking, stone chipping are for ease of maintenance, shrubs and plants to borders and access which leads off to;

## ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing along with concrete post and concrete panels, spacious landscaped Indian paved patio area providing ample domestic patio and sitting space etc., gravelled area with shrubs and plants to borders.



## COUNCIL TAX

Band 'B' amount payable to Newcastle under Lyme Borough Council.

## DIRECTIONS

From Porthill office proceed along Wolstanton High Street taking the third turning on the left to Boulton Street, proceed along over the brow of the hill where the property is located on the right hand side.

## SERVICES

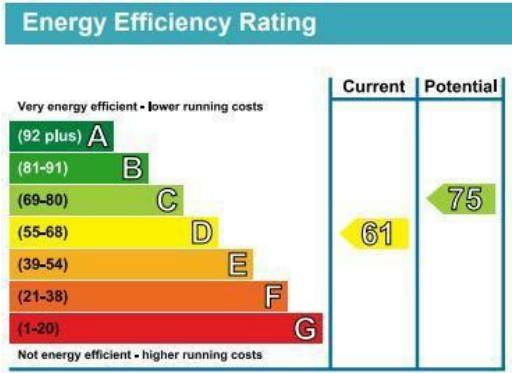
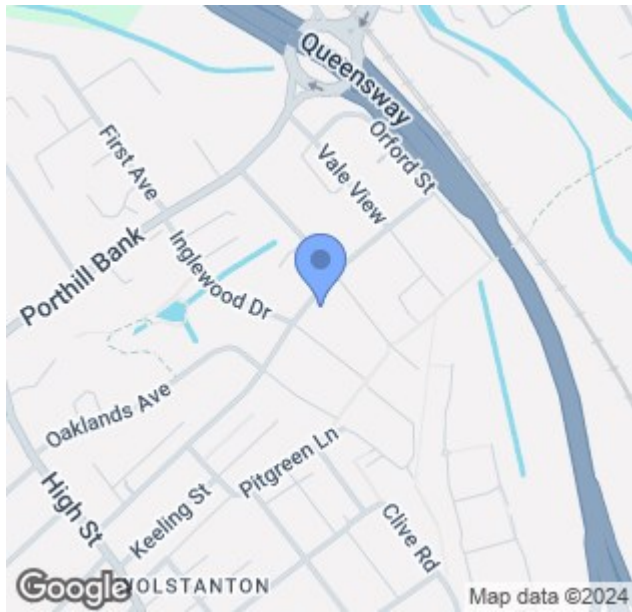
Main services of gas, electricity, water and drainage are connected.

## VIEWING

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



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



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 |

