

31 Pembroke Drive, Newcastle, Staffs, ST5 2JN



Freehold £185,000

Bob Gutteridge Estate Agents are pleased to offer to the market this desirable semi detached home situated in this ever popular Newcastle Town Centre location which provides ease of access to local shops, schools and amenities as well as being well placed for access to the A34. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combination central heating and in brief the accommodation comprises of entrance hall, full width lounge / diner, fitted kitchen, fully tiled four piece ground floor bathroom and to the first floor are two double bedrooms along with a Jack & Jill WC. Externally the property offers gardens to front and rear along with off road parking and a detached brick garage.

ENTRANCE HALL

With composite side access door featuring frosted double-glazed panels to the sides, enclosed light fitting, smoke alarm, double-panelled radiator, stairs lead to the first-floor landing, door to the built-in cloakroom providing convenient hanging and storage space. Doors lead off to rooms including:



FULL WIDTH LOUNGE / DINER 4.72m x 3.30m (15'6" x 10'10")

With Upvc double-glazed bow window to the front, two light fittings, feature gas fire, double-panelled radiator, TV aerial connection points, power points and a door providing access to:



FITTED KITCHEN 4.27m x 2.03m (14'0" x 6'8")

With Upvc double-glazed patio door to the rear with double-glazed units to sides, five spotlight fittings, a range of base and wall-mounted soft-cream storage cupboards providing ample cupboard and drawer space, round edge work surface with a built-in bowl-and-a-half stainless steel sink unit with chrome mixer tap above, built-in Bosch four-ring ceramic electric hob unit with Neff oven beneath plus extractor hood above, plumbing for an automatic washing machine, space for a fridge/freezer, breakfast bar, ceramic splashback tiling, tile-effect flooring and power points. Door to built-in pantry providing shelving and storage space.



GROUND FLOOR SHOWER ROOM 2.39m x 1.65m (7'10" x 5'5")

With Upvc double-glazed frosted window to the rear, three LED spotlight fittings, fully tiled and high-gloss wall ceramics with decorative border tiling, tiled flooring, a four-piece suite comprising low-level dual-flush WC, vanity sink unit with chrome mixer tap above, bidet, corner glazed shower cubicle with thermostatic direct-flow shower, aqua boarding to splashback, wall-mounted electric mirror, modern vertical-style radiator and door to built-in boiler cupboard housing a Baxi combination boiler providing domestic hot water and central heating systems.



FIRST FLOOR LANDING

With access to loft space, smoke alarm, enclosed light fitting, power point and doors to rooms including:



BEDROOM ONE (FRONT) 4.72mx 2.95m (15'6"x 9'8")

With Upvc double-glazed window to the front, pendant light fitting, panelled radiator, BT telephone extension socket (subject to usual transfer regulations), power points and door to:



JACK & JILL WC 2.90m x 1.65m (9'6" x 5'5")

With Upvc window to the side, light fitting, built-in suite comprising dual-flush WC, vanity sink unit, ceramic splashback tiling, power point and two built-in storage cupboards.



BEDROOM TWO (REAR) 3.00m x 2.84m (9'10" x 9'4")

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



EXTERNALLY

FORE GARDEN

With garden block walls to borders, a graveled fore garden provides ease of maintenance. A block paved driveway leads alongside the property to a gate which provides access to;

REAR GARDEN

Bounded by concrete post and timber fencing, a stone paved area provides ample patio and sitting space, garden retaining walls with steps leading up to a pebbled area providing ease of maintenance with shrubs to borders. Access to;



DETACHED BRICK GARAGE

With up and over door along with ample domestic external storage space.

COUNCIL TAX

Band 'D' amount payable to Newcastle under Lyme Borough Council/City of Stoke On Trent 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		84 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

