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ESTATE AGENTS & LETTINGS
Bob Gutteridge

12 Walkersgreen Road, Waterhayes, Newcastle-under-Lyme, Staffordshire, ST5 7SR







Freehold £475,000

Bob Gutteridge Estate Agents are delighted to bring to the market this immaculately presented modern day detached home situated on a desirable corner plot in this ever popular Waterhayes development. As you would expect this sizeable home is enhanced with the modern day comforts of Upvc double glazing, gas combi central heating and in brief the desirable living arrangement comprises entrance hall, spacious through lounge / diner, separate sitting room, breakfast room, fitted kitchen, downstairs WC and to the first floor are six generous bedrooms along with a family bathroom and three en-suites. Externally the aforementioned plot offers off road parking to the front for several vehicles along with a garden to the rear with a variety of sitting and patio spaces. The location is convenient for access to both the A34 and A500 as well as offering access to local shops, schools and amenities. Viewing of this desirable property is a must !

ENTRANCE HALLWAY 2.18m x 1.32m (7'2" x 4'4")

With Upvc composite front access door, pendant light fitting, vertical panelled radiator, thermostat, ceramic tile flooring, stairs to the first floor and doors leading off to;





SITTING ROOM 5.33m maximum x 3.84m (17'6" maximum x 12'7")
With Upvc double glazed bay window to front, chandelier light fitting, coving to ceiling, decorative dado railing, double panelled radiator, feature hearth with fitted electric fire, Openreach connection point (subject to usual transfer regulations), TV aerial connection point, power points and access off to;







BREAKFAST ROOM 3.23m x 2.62m (10'7" x 8'7")
With Upvc double glazed sliding patio doors to rear, six-lamp spotlight fitting, coving to ceiling, decorative dado railing, double panelled radiator and power points.





THROUGH LOUNGE / DINING ROOM 9.12m x 3.86m (29'11" x 12'8")

With Upvc double glazed bay window to front, Upvc double glazed bifold doors to rear, two pendant light fittings, smoke alarm, two double panelled radiators plus underfloor heating, TV aerial connection point and power points.









FITTED KITCHEN 3.61m x 2.90m (11'10" x 9'6")

With Upvc double glazed window to rear, four-lamp spotlight fitting, extractor fan, single panelled radiator, a range of base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space, square edge worktop, built-in stainless steel bowl and a half sink unit with mixer tap above, built-in oven with five-ring gas hob above and extractor hood, integrated dishwasher, ceramic splashback tiling, access to understairs storage cupboard providing ample domestic storage space, power points and door leading off to;





UTILITY ROOM 2.34m x 2.54m (7'8" x 8'4")

With Upvc double glazed frosted side access door, Upvc double glazed window to side, enclosed light fitting, space for fridge/freezer, space for automatic washing machine, space for condenser dryer, ceramic tile flooring and door leading off to;





GROUND FLOOR W/C 1.35m x 1.07m (4'5" x 3'6")

With Upvc double glazed frosted window to rear, enclosed light fitting, vertical chrome towel radiator, a white suite comprising low level dual flush WC and vanity sink unit with mixer tap above, ceramic tile flooring and ceramic wall tiling with decorative ceramic dado tiling.



HOME OFFICE / STUDY 4.90m x 2.31m (16'1" x 7'7")

With Upvc double glazed window to front, three-lamp chandelier light fitting, wall-mounted light fitting. double panelled radiator, electricity consumer unit. space for automatic washing machine, space for condenser dryer and power points.





FIRST FLOOR LANDING 7.01m x 0.89m (23'0" x 2'11")

With two three-lamp spotlight fittings, loft access, smoke alarms, built-in airing cupboard housing a Vaillant gas combi boiler providing the domestic hot water and heating systems, power points and doors leading off to;



BEDROOM ONE (FRONT) 3.86m x 3.58m (12'8" x 11'9")
With Upvc double glazed bay window to front, pendant light fitting, single panelled radiator, power points, built-in wardrobe providing ample domestic storage space and door leading off to;







EN SUITE SHOWER ROOM 2.16m x 0.89m (7'1" x 2'11")
With three-lamp spotlight fitting, extractor fan, vertical chrome towel radiator, a white suite comprising low level dual flush WC, pedestal sink unit and glazed shower enclosure with thermostatic direct flow shower unit, ceramic wall tiling and ceramic floor tiling.





BEDROOM TWO (FRONT) 3.89m x 3.15m (12'9" x 10'4")
With Upvc double glazed window to front, pendant light fitting, double panelled radiator, power points and door leading off to;





EN SUITE BATHROOM 2.74m x 1.32m (9'0" x 4'4")
With Upvc double glazed window to side, six spotlight fittings, extractor fan, vertical towel radiator, a white suite comprising low level dual flush WC, vanity sink unit with mixer tap above, panel bath unit with mixer tap above and separate thermostatic direct flow shower unit, ceramic tile flooring and ceramic wall tiling.





BEDROOM THREE (REAR) 3.58m x 2.74m (11'9" x 9'0")
With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, power points, built-in wardrobe providing ample domestic storage space and door leading off to;







EN SUITE SHOWER ROOM 2.41m x 0.97m (7'11" x 3'2")
With Upvc double glazed frosted window to side, three spotlight fittings, extractor fan, vertical towel radiator, a white suite comprising low level dual flush WC, vanity sink unit with mixer tap above and glazed shower enclosure with thermostatic direct flow shower unit.





BEDROOM FOUR (FRONT) 3.61m x 2.44m (11'10" x 8'0")
With Upvc double glazed window to front, pendant light fitting, single panelled radiator, power points and built-in wardrobe providing ample domestic storage space.





BEDROOM FIVE (REAR) 2.82m x 2.64m (9'3" x 8'8")
With Upvc double glazed window to rear, three-lamp light fitting, single panelled radiator and power points.





BEDROOM SIX (REAR) 2.69m x 2.44m (8'10" x 8'0")
With Upvc double glazed window to rear, pendant light fitting, single panelled radiator and power points.



FIRST FLOOR FAMILY BATHROOM 2.44m x 1.91m (8'0" x 6'3")

With Upvc double glazed frosted window to rear, five-lamp spotlight fitting, vertical towel radiator, a white suite comprising low level dual flush WC, vanity sink unit with mixer tap above, panel bath unit with mixer tap above and separate thermostatic shower unit, ceramic floor tiling and ceramic wall tiling.





EXTERNALLY

FRONT YARD

Bounded by mature shrubbery with textured concrete driveway providing ample domestic parking space for up to five vehicles, outdoor plug socket, an Ohme electric car charging unit and built-in meter cupboards housing gas and electric meters.



ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing with timber front access gate, porcelain tiled paving and patio area providing ample domestic patio and sitting space, a generous lawn with mature shrubbery and trees, timber-built garden shed providing ample domestic storage space, outdoor sockets, outdoor tap and access to the front via timber-built gates.









COUNCIL TAX

Band 'C' 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.

Walkersgreen Road, Newcastle-under-Lyme

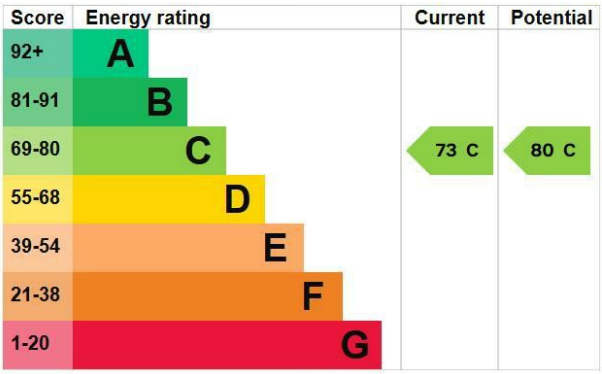


Ground Floor First Floor

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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