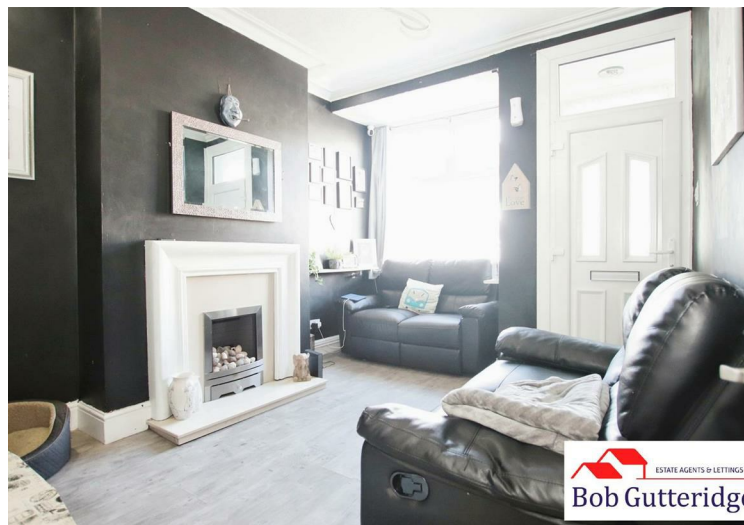


5 Simpson Street, Wolstanton, Newcastle, Staffs, ST5 8DW



Freehold Offers in excess of £120,000

Bob Gutteridge Estate Agents are pleased to offer to the market this fore courted Victorian terraced home situated in this popular and convenient Wolstanton location which is a short distance from the Marsh as well as being near to local shops, schools and amenities. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of storm porch, bay fronted lounge, dining room, fitted kitchen, ground floor bathroom and to the first floor are two bedrooms along with a usable loft space. Externally the property offers a fore court and enclosed rear yard/garden. Viewing Advised !

STORM PORCH

With Upvc double glazed frosted front access door with inset lead pattern, double glazed skylight above, pendant light fitting, power point and Upvc double glazed frosted front access door leads off to;

BAY FRONTED LOUNGE 4.17m into bay x 3.05m (13'8" into bay x 10'0")

With Upvc double glazed half bay window to front with inset lead pattern, cornice to ceiling, decorative ceiling rose, pendant light fitting, two spotlight fittings, feature fire surround with built in living flame coal effect gas fire, oak effect modern grey flooring, power points, electricity meter plus consumer unit and door leads off to;



DINING ROOM 3.61m x 3.05m (11'10" x 10'0")

With Upvc double glazed window to rear, coving to ceiling, decorative ceiling rose, pendant light fitting, two wall light fittings, smoke alarm, wall mounted electric fire, double panelled radiator, TV aerial socket, power points, understairs store, stairs to first floor landing and door access off to;



FITTED KITCHEN 3.53m x 1.60m (11'7" x 5'3")

With Upvc double glazed window to side, four lamp light fitting, a range of base and wall mounted white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with mixer tap above, space for freestanding fridge/freezer, space for freestanding gas cooker, plumbing for slimline dishwasher, panelled radiator, slate effect laminate flooring, power points and access to;



GROUND FLOOR BATHROOM 2.13m x 1.50m (7'0" x 4'11")

With Upvc double glazed frosted window to side, panelling to ceiling, enclosed light fitting, fully tiled in high glazed wall ceramics, a coloured suite comprising of low level WC, pedestal sink unit, panelled bath unit with Triton electric shower above, towel radiator, vinyl cushion flooring and door to built in boiler cupboard housing a Baxi combination boiler providing the domestic hot water and central heating systems.



FIRST FLOOR LANDING

With pendant light fitting, coving to ceiling, stairs to loft space and doors to rooms including;

BEDROOM ONE (REAR) 3.66m x 3.02m (12'0" x 9'11")

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



BEDROOM TWO (FRONT) 3.07m x 2.36m (10'1" x 7'9")

With Upvc double glazed window to front with inset lead pattern, coving to ceiling, pendant light fitting, panelled radiator, power points and door to built in storage cupboard providing ample storage space.



USABLE LOFT SPACE 3.12m x 5.11m (10'3" x 16'9")

With double glazed skylight to rear, coving to ceiling, panelled radiator, power points and access to eaves providing ample storage space.



EXTERNALLY

FORE COURT

Bounded by garden brick walls with metal gate providing pedestrian access to the front of the property and paved providing ease of maintenance.

ENCLOSED REAR YARD / GARDEN

Bounded by garden brick walls along with concrete post and timber fencing, brick paved pathway, timber decked area provides patio and sitting space, gravelled area providing ease of maintenance and a timber gate provides access to the rear of the property.



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

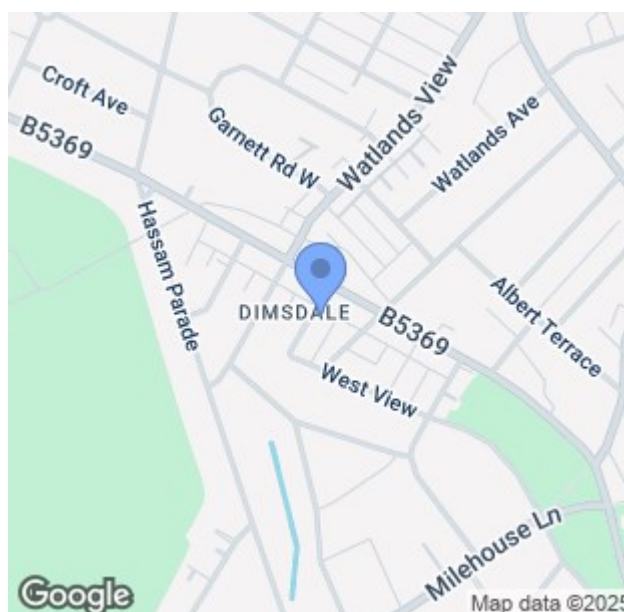
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



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

