

175A Liverpool Road, Newcastle, Staffordshire, ST5 9HF

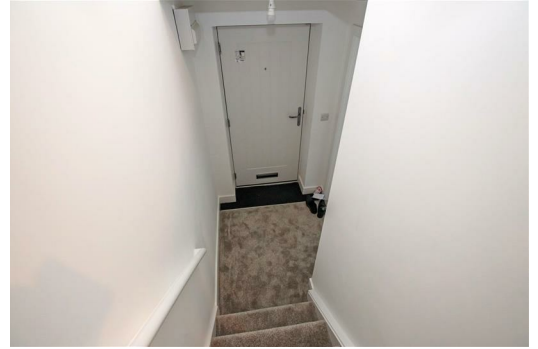


Freehold £230,000

Bob Gutteridge Estate Agents are delighted to bring to the sales market this fabulous modern build semi detached family home situated in this convenient location, which provides ease of access to the A34 as well as being well placed for Newcastle Town Centre where shops, schools and amenities can all be located. This beautifully designed and well planned three storey family home can only be fully appreciated from internal inspection but in brief the layout of accommodation comprises of entrance hall, lounge, beautiful fitted kitchen / diner with integrated appliances, downstairs WC and to the first floor are three family sized bedrooms along with a first floor bathroom. To the second floor the property offers a spacious master bedroom along with a modern en-suite shower room. Externally the the property offers off road parking to the front of the property along with an enclosed rear garden. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

ENTRANCE HALL

With composite front access door, electricity consumer unit, pendant light fitting, battery and mains smoke alarm, stairs to first floor landing, two power points and door leads off to;



BAY FRONTED LOUNGE 4.62m x 3.43m (15'2" x 11'3")

With Upvc double glazed window to front, pendant light fitting, positive airflow vent, double panelled radiator, t.v. aerial lead, wall mounted thermostat, six power points, door to understairs storage cupboard providing ample domestic storage space and access off to;



BEAUTIFUL FITTED KITCHEN / DINING ROOM 4.47m x 4.06m (14'8" x 13'4")

With Upvc double glazed window to rear, Upvc double glazed patio doors to rear, pendant light fitting, four lamp LED spot light fitting, battery and mains smoke alarm, positive air flow vent, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, modern sparkle granite effect work surfaces with matching splashback, built in Lamona brushed stainless steel four ring gas hob unit with Lamona oven beneath plus extractor hood above, built in stainless steel sink unit with monobloc chrome mixer tap above, built in fridge / freezer, built in dishwasher, boiler cupboard with Glow Work Ultracom 35c combination boiler providing the domestic hot water and central heating systems, spurs for appliances, eight power points, t.v. aerial socket, wood effect laminate flooring and access off to;



DOWNSTAIRS W.C. 1.68m x 0.91m (5'6" x 3'0")

With Upvc double glazed frosted window to side, spot light fitting, positive airflow vent, single panelled radiator, low level dual flush w.c., porcelain sink unit with chrome mixer tap above along with vanity cupboard beneath providing ample shelving space, single panelled radiator, glazed splashback and wood effect laminate flooring.



FIRST FLOOR LANDING

With Upvc double glazed windows to front and side, two pendant light fittings, battery and mains smoke alarm, single panelled radiator, two power points, wall mounted thermostat and doors to rooms including;



BEDROOM TWO (REAR) 3.66m x 2.31m (12'0" x 7'7")

With Upvc double glazed window to rear, pendant light fitting, positive airflow vent, single panelled radiator, t.v. aerial socket and six power points.



BEDROOM THREE (FRONT) 3.10m x 2.31m (10'2" x 7'7")

With Upvc double glazed window to front, pendant light fitting, positive airflow vent, single panelled radiator, t.v. aerial socket and four power points.



BEDROOM FOUR (REAR) 2.44m x 2.01m (8'0" x 6'7")

With Upvc double glazed window to rear, pendant light fitting, positive airflow vent, single panelled radiator, t.v. aerial socket and four power points.



FIRST FLOOR BATHROOM 2.29m x 1.85m (7'6" x 6'1")

With four LED spot light fittings, positive airflow vent, fully tiled in modern wall ceramics with modern featured tiled wall, a built in suite comprising of low level duel flush w.c., vanity unit providing ample shelving space with porcelain sink unit with monbloc chrome mixer tap, panelled bath unit with chrome mixer tap above, thermostatic direct flow shower, glazed shower screen, ceramic tiled flooring and modern chrome towel radiator.



SECOND FLOOR LANDING

With pendant light fitting, battery and mains smoke alarm, two power points and access off to;



BEDROOM ONE 4.78m x 2.74m + recess (15'8" x 9'0 + recess)

With two double glazed Velux windows to rear, double glazed Velux window to front, pendant light fitting, positive airflow vent, t.v. aerial socket, eight power points, single panelled radiator and door leads off to;



EN-SUITE SHOWER ROOM 1.83m x 1.40m (6'0" x 4'7")

With positive airflow vent, two LED spot lights, a white suite comprising of low level duel flush w.c., porcelain sink unit with chrome mixer tap plus vanity cupboard beneath providing ample shelving space, corner glazed shower cubicle with plasticised base unit along with thermostatic direct flow shower, fully tiled in high glazed modern wall ceramics with inset decorative feature mosaic tiling, ceramic tiled flooring and modern chrome towel radiator.



EXTERNALLY

FRONTAGE

Access via a shared driveway for residents only, this property has a cobbled area allocated to this property providing off road parking for two vehicles and access which leads alongside the property to;

ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, flagged area providing ample patio and sitting space plus spacious lawn section.



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 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.

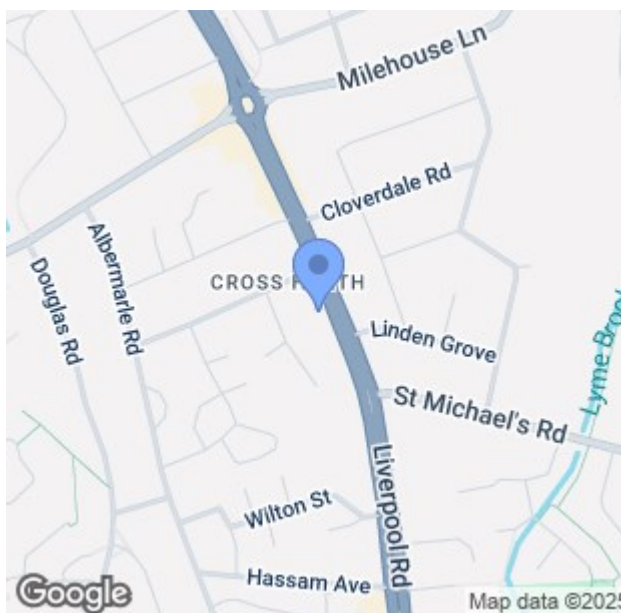


GROUND FLOOR
APPROX. FLOOR
AREA 434 SQ.FT.
(40.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 408 SQ.FT.
(37.9 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 282 SQ.FT.
(24.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1104 SQ.FT. (102.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating

Environmental Impact Rating



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

