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### 3, The Old Workshops Heath Street, Newcastle, Staffs, ST5 2BU



**Freehold £220,000**

Bob Gutteridge Estate Agents are ecstatic about bringing to the market this stunning newly built end town house situated in this convenient Newcastle Town Centre position to the market ! The developers of this home have left no stone unturned and the end results is something quite special ! As you would expect with a new build home efficiently is at the fore front of the developers mind as such this home is enhanced with Upvc double glazing along with electric air source heating which also includes underfloor heating to the ground floor. In brief this spacious and desirable home comprises of entrance hall, downstairs WC, built in store cupboard, stunning "L" shaped open plan fitted kitchen / lounge / diner with integrated appliances and to the first floor are two double bedrooms along with a first floor bathroom. To the second floor a principle bedroom and en-suite shower room can be located. Externally the frontages have been paved to allow for off road parking for two vehicles and to the rear a landscaped rear garden can be located. The location is perfect for access to local shops, schools and amenities as well as offering good road links to the A34. This home also allows prospective purchasers to put their own mark on the property with a selection of floor coverings to choose from all included within the sale price !

### ENTRANCE HALL

With composite double glazed frosted front access door with inset lead pattern, three LED spotlight fittings, battery/mains smoke alarm, underfloor heating, Heatmiser wall mounted thermostat, power points, stairs to first floor landing and doors to;

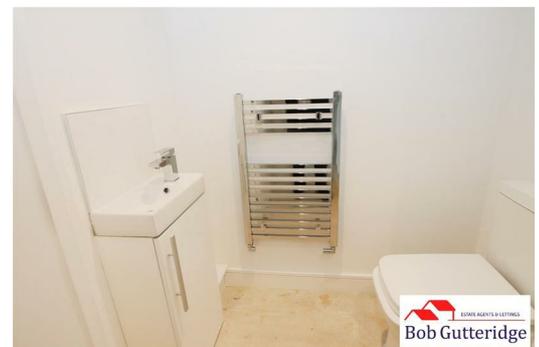


### BUILT IN STORE

With electricity consumer unit, master control unit for Heatmiser underfloor heating, power points and ample domestic storage space.

### DOWNSTAIRS WC 1.55m x 0.94m (5'1" x 3'1")

With spotlight fitting, extractor fan, a white suite comprising low level dual flush WC, vanity sink unit with Monoblock mixer tap above, aqua boarding to splashback, modern chrome towel radiator.



**LUXURY "L" SHAPED OPEN PLAN FITTED KITCHEN / LOUNG 8.26m reducing to 3.23m x 5.05m reducing to 2.84m (27'1" reducing to 10'7" x 16'7" reducing to 9'4")**

With Upvc double glazed window to front, Upvc double glazed Bi-fold doors to rear, two pendant light fittings, six spotlight fittings, battery/mains heat detector, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, Corian square edge work surface with built in bowl and a half sink unit with chrome mixer tap above, built in four ring Lamona ceramic hob unit with oven beneath and extractor hood above, integrated fridge/freezer, integrated automatic washing machine, integrated dishwasher, underfloor heating with Heatmiser thermostat, TV aerial connection socket and power points.



## FIRST FLOOR LANDING

With Upvc double glazed window to front, pendant light fitting, battery/mains smoke alarm, power points and door to built in airing cupboard housing the hot water cylinder along with ample domestic drying and storage space. Stairs to second floor landing and door leads off to;



## BEDROOM TWO (REAR) 4.17m x 2.87m (13'8" x 9'5")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, TV aerial connection point and power points.



### **BEDROOM THREE (FRONT) 4.04m x 2.87m (13'3" x 9'5")**

With Upvc double glazed window to front, pendant light fitting, panelled radiator, TV aerial connection point and power points.



### **SECOND FLOOR LANDING**

With pendant light fitting, battery/mains smoke alarm and door leads off to;

### **BEDROOM ONE 5.03m x 4.06m maximum (16'6" x 13'4" maximum)**

With double glazed Velux window to rear, pendant light fitting, power points, panelled radiator, TV aerial connection point and door to;



## EN-SUITE SHOWER ROOM 1.98m x (6'6" x )

With spotlight fittings, extractor fan, white suite comprising low level dual flush WC, pedestal sink unit with Monoblock chrome mixer tap above, walk in double shower enclosure with thermostatic direct flow waterfall shower with separate hair attachment, ceramic splashback tiling and modern chrome towel radiator.



## 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.

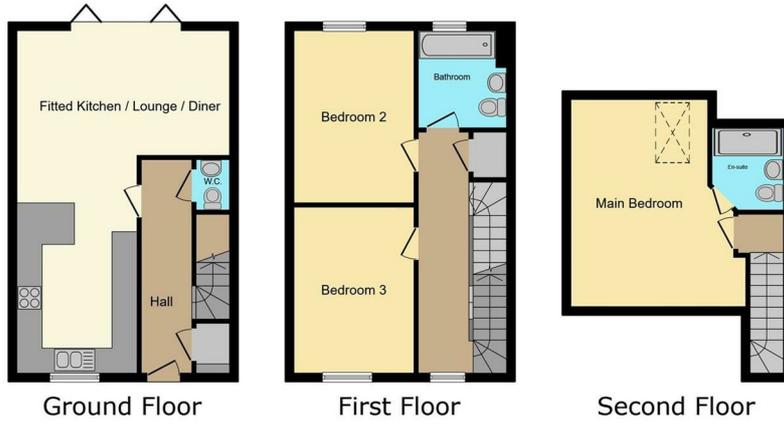
## SERVICES

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

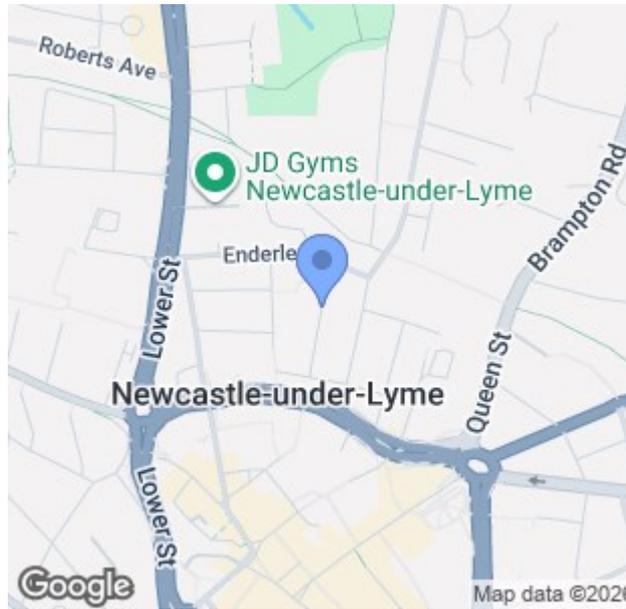
## VIEWING

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

1-3 The Old Workshops, Heath Street, ST5 2BU



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



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

