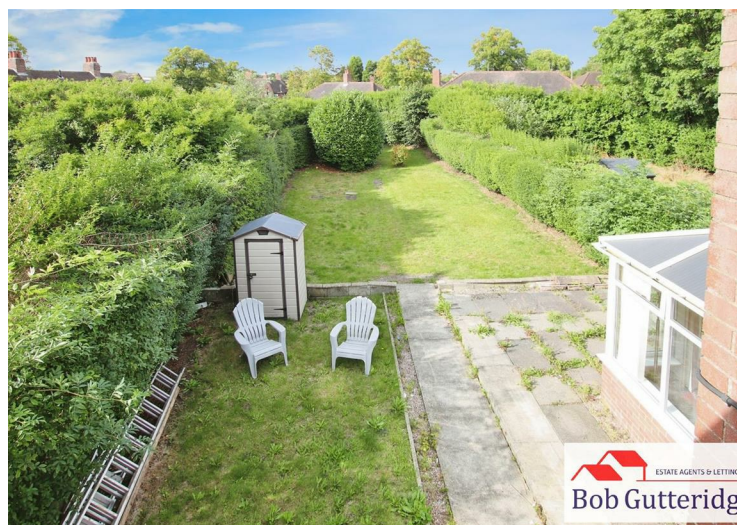


## 39 King Street, Cross Heath, Newcastle, Staffs, ST5 9HQ



**Freehold £179,950**



Bob Gutteridge Estate Agents are delighted to bring to the market this generous sized semi detached home situated in this ever popular and convenient Cross Heath location which provides ease of access to local shops, schools and amenities as well as providing good road links to the A34. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, through lounge/diner, half brick & Upvc double glazed conservatory, fitted kitchen / breakfast room, utility room, ground floor bathroom and to the first floor are four generous bedrooms along with a first floor WC. Externally the property offers gardens to front and rear along with off road parking. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN ! Viewing Advised !

### ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern, pendant light fitting, smoke alarm, panelled radiator, power point, stairs to first floor landing and doors lead off to rooms including;

### THROUGH LOUNGE / DINER 5.84m x 3.56m (19'2" x 11'8")

With Upvc double glazed window to front with inset lead pattern, Upvc double glazed French doors to rear, coving to ceiling, two pendant light fittings, decorative dado rail, feature fireplace with marble hearth and insert, two panelled radiators, TV aerial connection lead power points and access to:



### HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 5.00m x 2.77m (16'5" x 9'1")

With Upvc double glazed panels to sides and rear aspects, Upvc double glazed patio doors to rear, panelled radiator, two wall light fittings and power points.



### **FITTED KITCHEN / DINER 3.81m x 3.35m (12'6" x 11'0")**

With Upvc double glazed window to rear with inset lead pattern, pendant light fitting, a range of base and wall-mounted storage cupboards providing ample cupboard and drawer space, square edge work surface with built-in bowl and a half stainless steel sink unit with mixer tap above, space for freestanding electric cooker, panelled radiator, plumbing for dishwasher, power points and access leading off to:



### **UTILITY ROOM 3.15m reducing to 1.65m x 1.88m maximum (10'4" reducing to 5'5" x 6'2" maximum)**

With Upvc stable side access door, electricity consumer unit, two pendant light fittings, an Alpha combination boiler providing domestic hot water and central heating systems, plumbing for automatic washing machine, ceramic tiled flooring and power points.

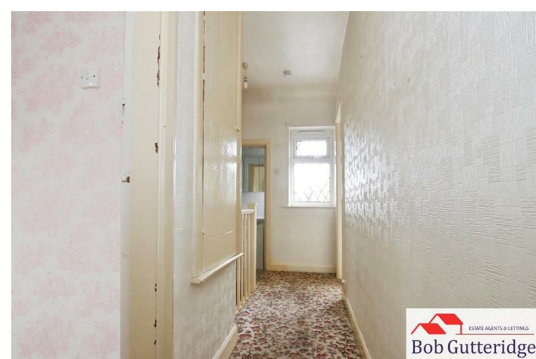
### **GROUND FLOOR BATHROOM 2.59m x 1.75m (8'6" x 5'9")**

With Upvc double glazed window to front with inset lead pattern, six spotlight fittings, fully tiled in high glazed wall ceramics, a white suite comprising of low-level dual flush WC, vanity sink unit with chrome mixer tap above, panel bath unit with chrome mixer tap, corner glazed shower cubicle with Bristan electric shower, ceramic tiled flooring and modern chrome vertical radiator.



### **FIRST FLOOR LANDING**

With Upvc double glazed window to rear with inset lead pattern, pendant light fitting, smoke alarm, power points, wall-mounted thermostat and door to built-in airing cupboard providing ample domestic drying and storage space.



**BEDROOM ONE (FRONT) 4.34m x 3.02m (14'3" x 9'11")**

With two Upvc double glazed windows to front with inset lead pattern, nine spotlight fittings, panelled radiator and power points.



**BEDROOM TWO (FRONT) 3.56m x 3.02m maximum (11'8" x 9'11" maximum )**

With Upvc double glazed window to front with inset lead pattern, pendant light fitting, panelled radiator, BT telephone point (Subject to usual transfer regulations) and power points.



**BEDROOM THREE (REAR) 3.38m x 2.74m (11'1" x 9'0")**

With Upvc double glazed window to rear with inset lead pattern, pendant light fitting, panelled radiator, power point, TV aerial connection point and a freestanding wardrobe providing ample domestic hanging and storage space.





**BEDROOM FOUR (REAR) 2.72m x 2.67m (8'11" x 8'9")**

With Upvc double glazed window to rear with inset lead pattern, pendant light fitting and power point.



**FIRST FLOOR WC 1.88m x 0.86m (6'2" x 2'10")**

With Upvc double glazed frosted window to side with inset lead pattern, pendant light fitting, a white suite comprising of low-level dual flush WC, vanity sink unit with chrome mixer tap above, fully tiled in modern wall ceramics and ceramic tiled flooring.



**EXTERNALLY**

**FORE GARDEN**

Bounded by garden brick walls along with metal works plus established hedges to borders. Double metal gates provide vehicular access to the front of the property, a brick-paved driveway providing off-road parking, lawn section and stone chipping to border. Access leads alongside the property to:



## GENEROUS REAR GARDEN

Bounded by mature hedges to borders, patio and sitting space, paved pathway and two lawn sections.



## 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.

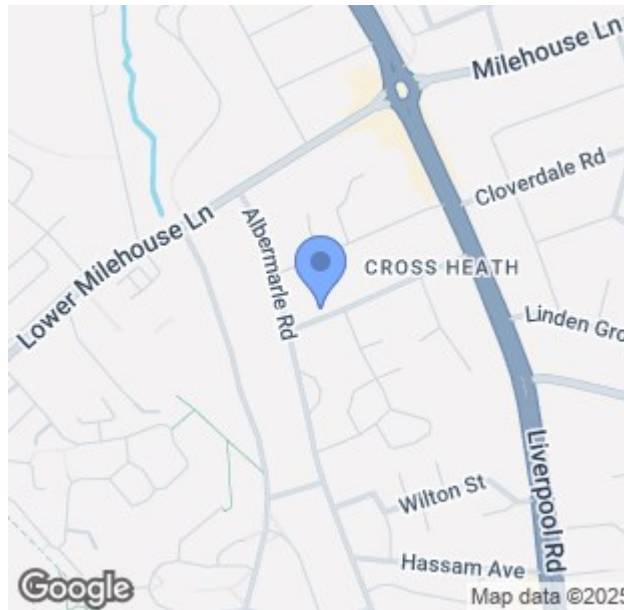
## VIEWING

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



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

**Bob Gutteridge**  
ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 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

