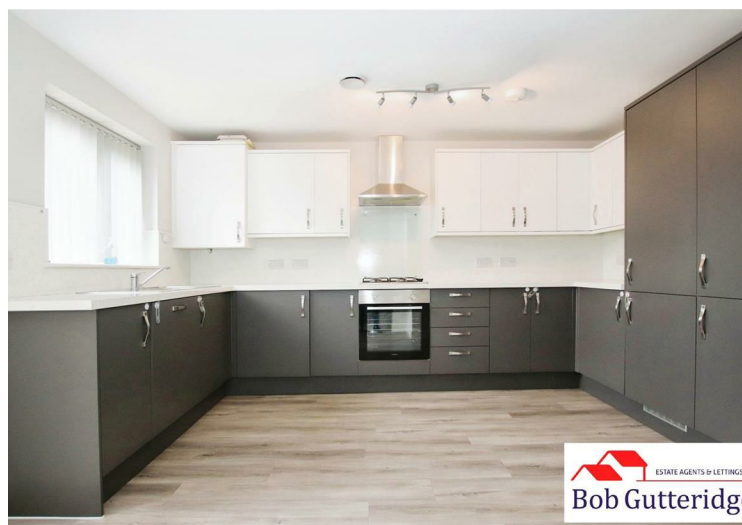


175 Liverpool Road, Newcastle, Staffs, ST5 9HF



Freehold Offers in excess of £225,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious three storey semi detached home situated in this convenient and popular location. As you would expect this home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance lobby, bay fronted lounge, fitted kitchen/dining room, downstairs WC and to the first floor are three bedrooms along with access to the second floor where the master bedroom and en-suite shower room can be located. Externally the property offers off road parking to the front along with an enclosed rear garden. The location is perfect for access to the A34 as well as providing ease of access to local shops, schools and amenities. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

ENTRANCE LOBBY

With composite front access door, pendant light fitting, electricity consumer unit, panelled radiator, stairs to first floor landing and door leads off to;



BAY FRONTED LOUNGE 1.22m.18.90m x 0.91m.13.11m (4.62 x 3.43)

With Upvc double glazed window to front, pendant light fitting, battery and mains smoke alarm, panelled radiator, wall mounted thermostat, Virgin Media connection point (Subject to usual transfer regulations), power points, doors to understairs store and door to;



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

With Upvc double glazed patio doors to rear, Upvc double glazed window to rear, heat detector, pendant light fitting, multi-spotlight fitting, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, square edge work surface with built in stainless steel sink unit with mixer tap above, built in four ring gas hob unit with oven beneath plus extractor hood above, integrated fridge/freezer, integrated dishwasher, positive airflow vent, panelled radiator, modern grey wood effect flooring, power points and access off to;



DOWNSTAIRS WC 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 WC., vanity sink unit with chrome mixer tap above, single panelled radiator, splashback and modern grey 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 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 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 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 dual flush WC., vanity sin unit with monobloc chrome mixer tap above, 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 (15'8" x 9'0")

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 WC., vanity sink unit with chrome mixer above, 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

This property offers a block paved driveway providing off road parking for two vehicles, external lighting and a timber gate provides access alongside the property to;

REAR GARDEN

Bounded by concrete post and timber fencing, paved area providing ample patio and sitting space, lawn section with mature hedges and a garden timber shed.



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.

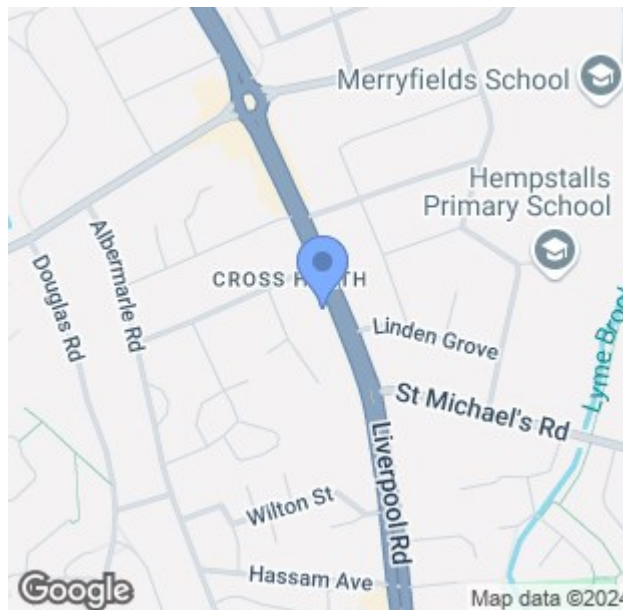


GROUND FLOOR
APPROX. FLOOR
AREA 434 SQ.FT.
(40.3 SQ.M.)

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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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	86 B	
69-80	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

