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ESTATE AGENTS & LETTINGS
Bob Gutteridge

41A High Street, Wolstanton, Newcastle, ST5 0ET







Freehold £140,000

Bob Gutteridge Estate Agents are delighted to bring to the market this quirky and quite unique semi-detached home, situated in this ever-popular Wolstanton village location. The property provides ease of access to local shops, schools, doctors and amenities, whilst also offering good road links to both the A34 and A500. This unusual home offers a versatile living arrangement with a generous amount of floor space, providing excellent potential for purchasers to adapt the existing accommodation to suit their individual requirements. There is also the potential to convert the property into a two-bedroom semi-detached home, subject to the usual planning permissions and relevant consents. Arranged over two floors, the accommodation in brief comprises storm porch, entrance hall, fitted kitchen, dining room, utility room and pantry. To the first floor are a master bedroom, lounge and shower room. Externally, the property offers a forecourt frontage, together with an enclosed rear yard and off-road parking. There is also a brick-built garage providing further off-road parking and useful storage. Offering a truly versatile living arrangement, this distinctive property provides purchasers with the opportunity to adapt and create a home that works perfectly for their own individual needs and lifestyle.

We can also confirm that this unique home is being sold with the added benefit of NO VENDOR UPWARD CHAIN !

STORM PORCH

With Upvc double-glazed front access door, Upvc double-glazed windows to front and side aspects, wall light fitting, and Upvc double-glazed frosted front access door leads off to:

ENTRANCE HALL 2.79m x 2.82m (9'2" x 9'3")

With Upvc double-glazed window to rear, multi-glazed window to front, enclosed light fitting, smoke alarm, decorative dado rail, double panelled radiator, power points, stairs to first floor landing, and door provides access off to:





FITTED KITCHEN 4.11m x 2.59m (13'6" x 8'6")

With Upvc double-glazed window to front aspect, Upvc double-glazed frosted rear access door, fluorescent tube light fitting, a range of base and wall-mounted Shaker oak-effect storage cupboards providing ample domestic cupboard and drawer space, square-edge marble-effect work surface with built-in AEG four-ring gas hob unit with extractor hood above, stainless steel splashbacks, ceramic half-wall tiling, ceramic tiled flooring, double panelled radiator, integrated double oven, space for under-counter fridge and freezer, power points, and door provides access off to:







BAY FRONTED DINING ROOM 4.80m x 3.45m (15'9" x 11'4")
With Upvc double-glazed bay window to front, coving to ceiling, decorative ceiling rose, pendant light fitting, double panelled radiator, built-in storage cupboard providing ample domestic shelving and storage space, power points, and door leads off to:







UTILITY ROOM 1.32m x 1.52m (4'4" x 5'0")
With pendant light fitting, plumbing for automatic washing machine, space for condenser dryer, ample domestic shelving and storage space, power points, and access to:



PANTRY 2.36m x 1.30m (7'9" x 4'3")
With Upvc double-glazed frosted window to front, pendant light fitting, Worcester gas combination boiler providing the domestic hot water and central heating systems, original stillage, ceramic half-wall decorative tiling, electricity fuses, quarry-tiled flooring, and power points.



FIRST FLOOR LANDING

With Upvc double-glazed window to rear, pendant light fitting, and door leads off to:



LOUNGE 4.29m x 4.04m (14'1" x 13'3")

With Upvc double-glazed window to front, three-lamp light fitting, decorative fire surround with living-flame coal-effect gas fire, BT telephone point subject to usual transfer regulations, wall-mounted thermostat, double panelled radiator, Upvc double-glazed window to rear, power points, and door leads off to:







MASTER BEDROOM 4.24m x 3.15m + recess (13'11" x 10'4" + recess)

With Upvc double-glazed window to front, coving to ceiling, enclosed light fitting, original feature fire surround, double panelled radiator, BT telephone extension, power points, and a recessed area providing domestic storage space.







INNER HALLWAY

With Upvc double-glazed frosted window to rear, oak-effect laminate flooring, shelving, and door leads off to:



MODERN SHOWER ROOM 2.87m x 1.88m (9'5" x 6'2")

With Upvc double-glazed frosted window to front, enclosed light fitting, a modern white suite comprising low-level dual-flush WC, pedestal sink unit with chrome mixer tap above, walk-in shower enclosure with thermostatic direct-flow shower and separate shower attachment, aqua boarding to walls, modern vertical towel radiator, modern grey LVT flooring, and built-in airing cupboard providing ample domestic shelving and storage space.







EXTERNALLY



FORE COURT

With garden brick walls to borders, a metal gate provides access to the front of the property and a brick paved pathway leads off to the rear yard.

OFF ROAD PARKING & BRICK GARAGE

With a concrete driveway providing off road parking along with access to a brick garage.

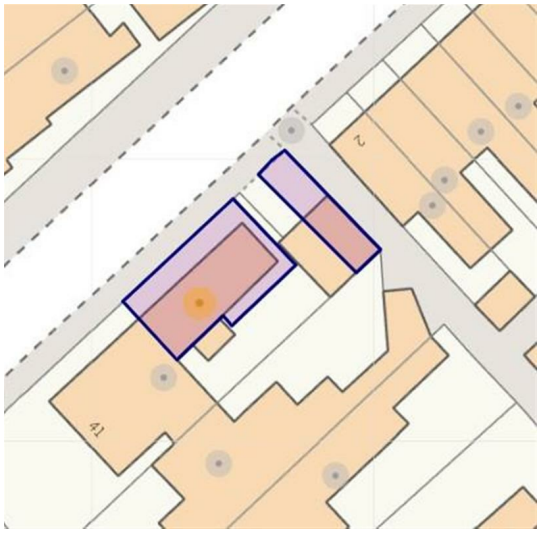


ENCLOSED REAR YARD

Bounded by concrete post and timber fencing, a timber gate provides pedestrian access to the side of the property and concreted pathways provide ease of maintenance.



PROPERTY BOUNDARIES



COUNCIL TAX

Band 'B' 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 or 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.

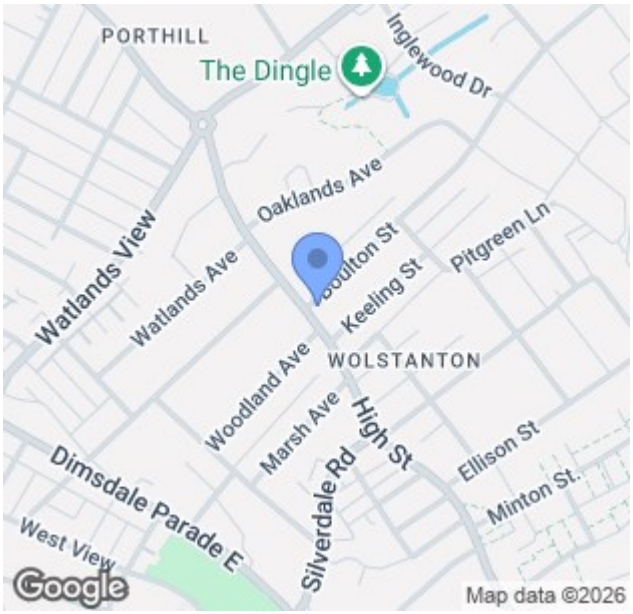
High Street, Wolstanton, Newcastle

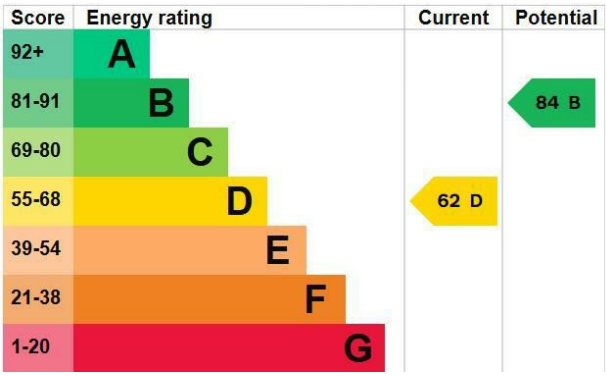


Ground Floor First Floor

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

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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.