

## 15 Court Lane, Wolstanton, Newcastle, Staffs, ST5 8DD



**Freehold £195,000**

Bob Gutteridge Estate Agents are delighted to present to the market this traditional semi-detached home, occupying a pleasant corner plot position within the ever popular and highly convenient Wolstanton location. The property provides excellent access to local shops, schools and amenities, whilst also offering superb road links to the A34 and A500, making it an ideal purchase for families and commuters alike. This much loved home has been a happy family residence for many years and now offers an exciting opportunity for a purchaser to place their own stamp on a property full of character and potential. While the home would benefit from general modernisation and upgrading, it already enjoys the modern day comforts of Upvc double glazing along with gas combination central heating. In brief, the accommodation comprises storm porch, welcoming entrance hall, bay fronted lounge, separate sitting room, fitted kitchen/breakfast room and a downstairs WC. To the first floor there are three well proportioned bedrooms along with a first floor bathroom. Externally the property sits on a generous plot with gardens to the front, side and rear, along with off road parking and a detached brick garage, offering excellent outside space and further potential. Properties in this location are always in strong demand and this home presents a fantastic opportunity for buyers looking to create their ideal property.

Offered to the market with the added benefit of no vendor chain, early viewing is strongly recommended to avoid disappointment.

## STORM PORCH

With Upvc double glazed frosted front access door with frosted double glazed panels to sides and skylight, original tiled flooring and original part panel/part frosted glazed door incorporating inset lead pattern and stained glass leading off to;

## ENTRANCE HALL

With frosted glazed original windows to front incorporating inset lead pattern and stained glass, pendant light fitting, decorative picture rail, oak-effect laminate flooring, panelled radiator, door to under stairs storage cupboard providing ample shelving and storage space and doors leading off to rooms including;



## DOWNSTAIRS WC 1.24m x 0.81m (4'1" x 2'8")

With Upvc double glazed frosted window to side, fully tiled in high gloss wall ceramics, ceramic tiled flooring, white low level dual flush WC and wall light fitting.



### **BAY FRONTED LOUNGE 4.14m x 3.94m (13'7" x 12'11")**

With Upvc double glazed bay window to front incorporating inset lead pattern and stained glass to skylights, coving to ceiling, five lamp light fitting, double panelled radiator, stripped and treated floorboards, TV aerial lead, power points and feature stone fireplace with open grate.



### **SITTING ROOM 3.63m x 3.35m (11'11" x 11'0")**

With Upvc double glazed window to rear, coving to ceiling, three lamp brass and glass light fitting, Virgin Media connection point (subject to usual transfer regulations), TV aerial lead, panelled radiator, oak-effect laminate flooring, gas fire and power points.



### **FITTED KITCHEN / BREAKFAST ROOM 5.16m x 3.02m reducing 2.49m (16'11" x 9'11" reducing 8'2")**

With Upvc double glazed windows to two side and rear aspects, Upvc side access door, two LED light fittings, Baxi Duo-tec gas combination boiler providing the domestic hot water and central heating systems, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surfaces with built in sink unit with chrome mixer tap above, plumbing for automatic washing machine, space for fridge/freezer, panelled radiator, ceramic half wall tiling, ceramic tiled flooring and power points. Access leads off to;



## REAR PORCH

With multi-glazed frosted rear access door, glazed windows to side and frontage and ceramic tiled flooring.

## FIRST FLOOR LANDING

With Upvc double glazed frosted window to side incorporating inset lead pattern, pendant light fitting, smoke alarm, beechwood effect laminate flooring and doors to rooms including;



## BEDROOM ONE (FRONT) 4.29m into bay x 3.96m (14'1" into bay x 13'0")

With Upvc double glazed bay window to front incorporating inset lead pattern and stained glass skylights, pendant light fitting, panelled radiator, stripped and treated floorboards, feature fireplace, power points and built in wardrobes providing ample domestic hanging and storage space.



## BEDROOM TWO (REAR) 3.66m x 3.63m (12'0" x 11'11")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points, beechwood effect laminate flooring and built in wardrobe providing ample domestic hanging and storage space



### **BEDROOM THREE (REAR) 2.69m x 2.44m (8'10" x 8'0")**

With Upvc double glazed bow window to side, pendant light fitting, picture rail, panelled radiator, beechwood effect laminate flooring and power points.



### **FIRST FLOOR BATHROOM 2.06m x 1.96m (6'9" x 6'5")**

With Upvc double glazed frosted window to front, enclosed light fitting, access to loft space, fully tiled in wall ceramics, a white suite comprising low level dual flush WC, pedestal sink unit with taps above and cast iron bath unit, oak-effect laminate flooring and door to built in storage cupboard providing additional storage space.



### **EXTERNALLY**

#### **FRONT GARDEN**

Bounded by timber posts and timber fencing along with garden brick walls. A wrought iron gate provides pedestrian access to the front of the property with paved pathways, lawn section and mature shrubs and plants to borders. Access leads to;



## SIDE GARDEN

Bounded by garden brick and block walls with lawn section, gravelled and paved areas providing ease of maintenance, conifers to borders and double metal gates providing vehicular access to the rear of the property where a flagged and concrete driveway provides off road parking and access to;



## REAR COURTYARD

Bounded by garden brick and block walls with crazy paved area providing patio and sitting space, access to an external store and further access to;



## DETACHED BRICK GARAGE

Frosted glazed window to side, power supply connected and ample domestic external storage space.



## 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**

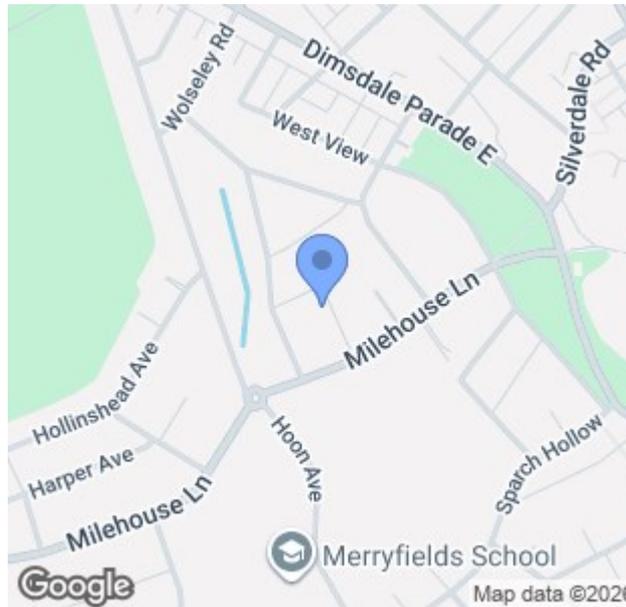
Main services of gas, electricity, water and drainage are connected.

## **VIEWING**

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



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

