

2 Grosvenor Place, Wolstanton, Newcastle, Staffs, ST5 0HS



Freehold £225,000

Bob Guttridge Estate Agents are pleased to offer to the market this up to date semi detached home situated in this highly regarded residential street in Wolstanton which provides ease of access to the High Street where local shops, schools and amenities can all be located. This home boasts external wall insulation along with Upvc double glazing and gas combi central heating. In brief the desirable layout comprises of entrance hall, sitting room, separate lounge, spacious open plan fitted kitchen / diner, downstairs WC and to the first floor are three generous bedrooms along with a first floor bathroom. Externally the property offers gardens to both front and rear along with scope to create off road parking subject to the curb being dropped via planning consent. We can also confirm that this home is being sold with the added benefit of No Vendor Chain !

ENTRANCE HALL

With composite double glazed frosted front access door, LED light fitting, smoke alarm, electricity consumer unit, vinyl cushion flooring, stairs to first floor landing and doors to rooms including;



SITTING ROOM 3.66m x 3.02m (12'0" x 9'11")

With Upvc double glazed window to front, LED light fitting, wall mounted focal electric fire, panelled radiator and power points.



LOUNGE 4.06m x 3.61m (13'4" x 11'10")

With Upvc double glazed window to front, coving to ceiling, LED light fitting, wall mounted focal electric fire, BT telephone point (Subject to usual transfer regulations), panelled radiator, power points and access off to;



"L" SHAPED FITTED KITCHEN / DINING ROOM 3.61m reducing to 2.49m x 4.47m reducing to 2.06m (11'10" reducing to 8'2" x 14'8" reducing to 6'9")

With Upvc double glazed windows to side and rear aspects, eight spotlight fittings, three lamp light fitting, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in four ring gas hob unit with oven beneath plus extractor hood above, built in stainless steel sink unit with mixer tap above, ceramic splashback tiling, vinyl cushion flooring, plumbing for automatic washing machine, built in fridge/freezer, power points and door to built in boiler cupboard housing a Idea Logic gas combination boiler providing the domestic hot water and central heating systems. Door off to;



REAR LOBBY AREA

With Upvc double glazed frosted side access door, pendant light fitting, ceramic tiled flooring and access to;

DOWNSTAIRS WC 1.30m x 0.86m (4'3" x 2'10")

With Upvc double glazed frosted window to side, pendant light fitting, a white low level dual flush WC, chrome towel radiator and ceramic tiled flooring.



FIRST FLOOR LANDING

With Upvc double glazed window to rear, pendant light fitting, access to loft space, smoke alarm and doors to rooms including;



BEDROOM ONE (FRONT) 3.68m x 3.00m (12'1" x 9'10")

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



BEDROOM TWO (FRONT) 3.63m x 2.36m (11'11" x 7'9")

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



BEDROOM THREE (REAR) 2.62m x 2.69m + recess (8'7" x 8'10" + recess)

With Upvc double glazed window to side, pendant light fitting, panelled radiator and power points.



FIRST FLOOR BATHROOM 2.69m x 1.63m (8'10" x 5'4")

With Upvc double glazed frosted window to side, four spotlight fittings, a white suite comprising of low level dual flush WC, vanity sink unit with chrome mixer tap above, panelled bath unit with mixer tap plus shower attachment, ceramic wall tiling with decorative border tile, modern chrome towel radiator and vinyl cushion flooring.



EXTERNALLY



FORE GARDEN

With mature hedges to borders along with mature shrubs and a graveled area offers scope to create off road parking subject to planning and the curb being dropped.

REAR GARDEN

Bounded by concrete post and timber fencing along with garden brick walls, plum slate chipping providing ease of maintenance along with ample patio and sitting space, external cold water tap, lawn section and access to a brick store providing ample external storage space.



COUNCIL TAX

Band 'A' amount payable to Newcastle under Lyme Borough Council/City of Stoke On Trent 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.

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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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 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

