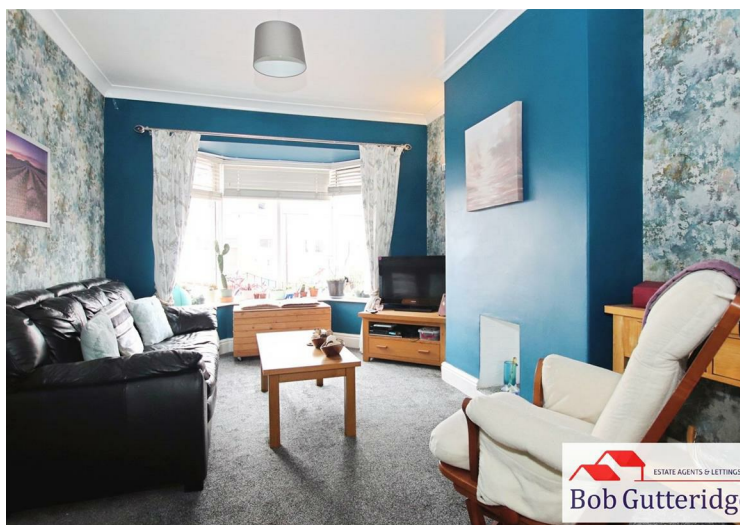


2 West View, Wolstanton, Newcastle, Staffs, ST5 8DL

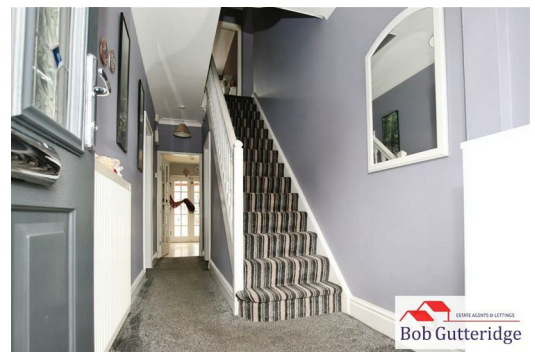


Freehold Offers in excess of £250,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious extended semi detached home situated in this highly regarded street in Wolstanton which is just a short stroll from the ever popular Wolstanton Marsh. As you would expect this home offers double glazing along with gas combi central heating and in brief the spacious accommodation comprises of entrance hall, bay fronted lounge, dining room with feature log burner, open plan fitted kitchen / breakfast room, Upvc double glazed conservatory and to the first floor are four generous bedrooms along with a first floor four piece bathroom. Externally the property offers gardens to front and rear along with off road parking and an integral garage. The location is convenient for access to local shops, schools and amenities as well as offering good road links to both the A34 & A500. 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 with insect lead pattern and stained glass, Upvc frosted double glazed window to front, coving to ceiling, electricity consumer unit, power points. BT telephone point (Subject to usual transfer regulations), double panelled radiator, two pendant light fittings, stairs to first floor landing and door to understairs storage cupboard providing ample domestic shelving and storage space. Doors to rooms including;



BAY FRONTED LOUNGE 3.66m+bay x3.18m (12'0"+bay x10'5")

With double glazed bay window to front, coving to ceiling, pendant light fitting, TV aerial connection, two wall light fittings, power points and double multi-glazed doors provide access off to;



DINING ROOM 3.91m x 3.18m (12'10" x 10'5")

With multi-glazed double doors to rear, coving to ceiling, pendant light fitting, engineered oak flooring, feature brick chimney breast with cast iron log burner with slate hearth, power points and access off to;



EXTENDED FITTED KITCHEN / BREAKFAST ROOM 4.32m x 3.35m reducing to 3.00m (14'2" x 11'0" reducing to 9'10")

With double glazed French doors to rear, double multi-glazed doors to rear, nine spotlight fittings, a range of base on wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in high gloss granite effect with built in resin bowl and a half sink unit with chrome mixer tap above, built in four ring gas brushed stainless steel Neff hob unit with extractor hood above, built in Smeg oven with grill above, space for American fridge / freezer, ceramic glazed splashback tiling, ceramic tiled flooring, central island / breakfast bar, double panelled radiator, plumbing for automatic washing machine, space for slimline dishwasher and power points



HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 5.82m x 3.33m (19'1" x 10'11")

With Upvc double glazed panels to sides and rear, Upvc double glazed French doors to side, ceramic tiled flooring, three lamp light fitting with fan assist, TV aerial connection point and power points.



FIRST FLOOR LANDING

With double glazed window to side, coving to ceiling, two pendant light fittings, access to loft space, power point and doors to rooms including;

BEDROOM ONE (FRONT) 3.96m x 3.66m (13'0" x 12'0")

With Upvc double glazed window to front, coving to ceiling, LED light fitting, stripped and treated pine floorboarding, power points, panelled radiator and a built in double wardrobe providing ample domestic hanging and storage space.



BEDROOM TWO (REAR) 3.91m x 3.18m (12'10" x 10'5")

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



BEDROOM THREE (FRONT) 3.66m x 2.34m (12'0" x 7'8")

With Upvc double glazed window to front, coving to ceiling, pendant light fitting, double panelled radiator, beechwood effect laminate flooring and power points.



BEDROOM FOUR (REAR) 2.84m x 1.68m (9'4" x 5'6")

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

FIRST FLOOR FOUR PIECE BATHROOM 2.90m x 2.41m (9'6" x 7'11")

With double glazed frosted window to rear, four spotlight fittings, spotlight fitting with built in extractor fan, fully tiled in modern grey wall ceramics with feature tiled wall, granite effect tiled flooring, a four piece suite comprising of dual flush, WC vanity sink unit with monobloc chrome mixer tap above, built in spa bath unit with monobloc chrome central mixer tap with hair attachment, walk in double shower enclosure with multi-jet shower with hair attachment, wall mounted LED mirror, modern vertical towel radiator and double doors reveal a built in boiler cupboard housing a combi compact eco RF 30 gas combination boiler providing the domestic hot water and central heating systems.



EXTERNALLY



FORE GARDEN

Bounded by garden brick walls along with metal railings, a metal gates provide pedestrian and vehicular access to the front of the property, external lighting plus access to the integral garage.



INTEGRAL GARAGE

With up and over door, two glazed windows to side and ample external storage space.

REAR GARDEN

Bounded by concrete post and timber fencing, double timber gates provide vehicular access to the side of the property with a hardstanding providing off road parking, a paved area provides patio and sitting space, tiered up with a lawn section with mature shrubs to borders and a further paved patio area to rear.



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 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 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

