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ESTATE AGENTS & LETTINGS
Bob Gutteridge

38 Albert Terrace, Wolstanton, Newcastle, Staffs, ST5 8BD







Freehold Offers in excess of £380,000

Bob Gutteridge Estate Agents are delighted to bring to the market this generously sized semi-detached home, situated in this convenient Wolstanton location, which provides ease of access to Wolstanton High Street, whilst also offering good road links Newcastle and the A500 & A34 . This spacious home benefits from the modern-day comforts of majority Upvc double glazing with the added benefit of gas combi central heating. The property offers a desirable and spacious living arrangement which in brief comprises entrance hall, spacious lounge, separate sitting room, fitted kitchen / diner, utility room, and pantry. To the first floor are four generous-sized bedrooms together with a first-floor family bathroom. Externally, the property benefits from a private foregarden and enclosed rear garden. This attractive accommodation boasts generous living space alongside a convenient location, making it an appealing proposition for families and those requiring easy access to both Newcastle town centre and other commuter links.

Viewing of this home is essential !

ENTRANCE HALLWAY 3.99m x 1.93m (13'1" x 6'4")

With timber glazed frosted front access door, pendant light fitting, smoke alarm, single panelled radiator, tiled flooring, coving to ceiling, stairs to cellar, stairs to first floor and doors leading off to;





LOUNGE 4.72m x 4.70m (15'6" x 15'5")

With Upvc double glazed windows to front and side aspects, three-lamp spotlight fitting, smoke alarm, double panelled radiator, single panelled radiator, phone line connection points, feature fireplace with coal-effect electric fire, TV aerial connection point, power points, coving to ceiling and decorative picture rail.







SITTING ROOM 4.04m x 3.78m (13'3" x 12'5")

With Upvc double glazed windows to side, three-lamp spotlight fitting, decorative ceiling rose, coving to ceiling, two wall-mounted light fittings, single panelled radiator, feature fireplace with coal-effect electric fire, TV aerial connection point and power points.







FITTED KITCHEN / DINER 4.47m x 3.73m (14'8" x 12'3")

With Upvc double glazed patio French opening doors to rear, tube light fitting, smoke alarm, coving to ceiling, double panelled radiator, a range of base and wall-mounted kitchen storage cupboards providing ample domestic cupboard and drawer space, square-edge timber worktops, built-in Cata convection oven, four-ring Cata gas hob with extractor hood above, tile-effect vinyl cushion flooring and door leading off to;







UTILITY ROOM 2.59m x 2.69m (8'6" x 8'10")

With Upvc double glazed window to side, fluorescent tube light fitting, smoke alarm, single panelled radiator, a range of base-mounted kitchen storage cupboards providing ample domestic cupboard and drawer space, square-edge timber worktop, built-in stainless-steel sink unit with mixer tap above, space for automatic washing machine, tile-effect vinyl cushion flooring, coving to ceiling, power points and door leading off to;





STORE / PANTRY 2.72m x 1.17m (8'11" x 3'10")

With Upvc double glazed window to front, pendant light fitting, a Worcester gas combination boiler providing the domestic hot water and heating systems, ceramic splashback tiling, tile-effect vinyl cushion flooring and power points.



FIRST FLOOR LANDING 4.01m x 1.91m (13'2" x 6'3")

With Upvc double glazed windows to front, two pendant light fittings to ceiling, smoke alarm and doors leading off to;





BEDROOM ONE (FRONT) 3.96m x 4.04m (13'0" x 13'3")
With Upvc double glazed windows to front and side aspects, pendant light fitting, cornicing to ceiling, double panelled radiator and power points.







BEDROOM TWO (REAR) 4.04m x 4.06m (13'3" x 13'4")
With Upvc double glazed window to side, pendant light fitting, cornicing to ceiling, loft access, double panelled radiator and power points.





BEDROOM THREE (REAR) 3.68m x 3.81m (12'1" x 12'6")
With Upvc double glazed window to side, pendant light fitting, coving to ceiling, single panelled radiator, TV aerial connection point and power points.





BEDROOM FOUR (FRONT) 4.90m x 2.34m (16'1" x 7'8")
With Upvc double glazed windows to front and side aspects, pendant light fitting, decorative ceiling rose, loft access, cornicing to ceiling, single panelled radiator and power points.







FIRST FLOOR FULLY TILED BATHROOM 2.59m x 2.92m (8'6" x 9'7")

With Upvc double glazed frosted window to side, four-lamp spotlight fittings, coving to ceiling, vertical chrome towel radiator, a white suite comprising low-level dual-flush WC, vanity sink unit with mixer tap above, panel bath with mixer tap above, glazed shower enclosure with thermostatic direct-flow shower unit, ceramic wall tiling with decorative ceramic dado tiling and tile-effect flooring.







CELLAR 6.07m x 4.67m (19'11" x 15'4")

With tube light fitting, gas meter, electricity meter, electricity consumer unit, power points and ample domestic storage space.





EXTERNALLY

FOREGARDEN

Bounded by garden brick wall and mature border hedges with lawn to side, timber front access gate, raised border bedding and stone flag paving leading off to;







ENCLOSED REAR GARDEN

Bounded by garden brick wall, concrete posts and timber fencing with stone flag paving and patio area providing ample domestic patio and sitting space, modest lawn providing ease of access, timber side access gate.









GARAGE

Providing ample domestic storage space & parking.



OUTHOUSE WC 2.44m x 0.89m (8'0" x 2'11")
With timber glazed frosted window to rear, pendant light fitting, ceramic splashback tiling and low-level WC.



COUNCIL TAX
Band 'D' 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.

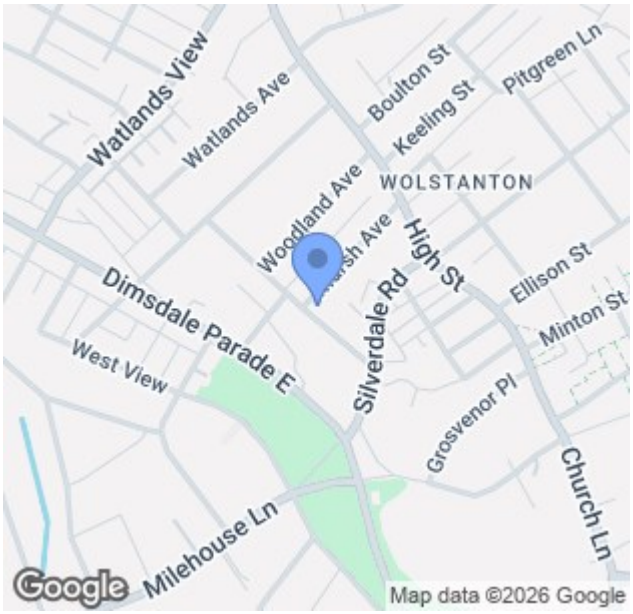
Albert Terrace, Newcastle

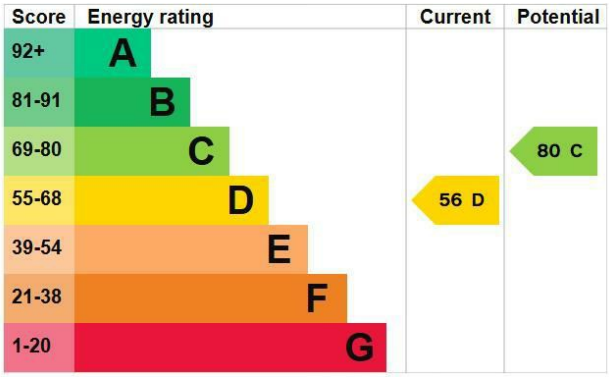


Total floor area: 174.1 sq.m. (1,875 sq.ft.)

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.