

15 Wilson Street, Newcastle, Staffs, ST5 2BZ



Freehold Offers in excess of £119,950

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable end-terraced home, situated within the convenient location of Newcastle-under-Lyme town centre, providing ease of access to the High Street where a wide range of shops, schools, and amenities can be found, whilst also offering excellent road links to the A34. The property benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating. In brief, the accommodation comprises a sitting room, separate dining room, and fitted kitchen. To the first floor are two well-proportioned bedrooms together with a family bathroom. Externally, the property enjoys an enclosed rear yard. The agents are also pleased to confirm that this property is offered to the market with the added benefit of No Vendor Chain !

Viewing is highly recommended to fully appreciate the accommodation, convenient town centre location, and excellent potential this home has to offer.

SITTING ROOM 3.66m x 3.63m (12'0" x 11'11")

With Upvc double glazed frosted front access door incorporating frosted skylight above, Upvc double glazed window to the front, five-lamp light fitting, panelled radiator, built-in gas/electricity meter cupboards, power points, BT telephone point (subject to usual transfer regulations) and door providing access to:



DINING ROOM 3.61m x 3.61m (11'10" x 11'10")

With Upvc double glazed window to the rear, pendant light fitting, panelled radiator, feature fireplace with built-in living flame coal effect gas fire, oak-effect laminate flooring, Virgin Media connection point (subject to usual transfer regulations), power points, stairs to the first floor landing, access to under stairs storage cupboard providing ample shelving and storage space. Door leading off to:



FITTED KITCHEN 3.15m x 2.03m (10'4" x 6'8")

With Upvc double glazed frosted side access door, Upvc double glazed window to the side, pendant light fitting, a Main gas combination boiler providing the domestic hot water and central heating systems, fitted with a range of base and wall mounted storage cupboards providing ample cupboard and drawer space, square edge oak-effect work surfaces with built-in stainless steel sink unit with mixer tap above, ceramic splashback tiling, plumbing for automatic washing machine, space for fridge/freezer, built-in four ring gas hob with oven beneath plus extractor hood above and power points.



FIRST FLOOR LANDING

With pendant light fitting and doors leading off to rooms including:



BEDROOM ONE (FRONT) 3.61m x 3.63m (11'10" x 11'11")

With Upvc double glazed window to the front, pendant light fitting, two wall light fittings panelled radiator, oak-effect laminate flooring and power points. Doors to built-in wardrobe providing ample hanging and storage space.



BEDROOM TWO 3.61m x 2.64m (11'10" x 8'8")

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



BUILT IN STORAGE CUPBOARD

Providing ample shelving and storage space.

FIRST FLOOR BATHROOM 2.29m x 2.06m (7'6" x 6'9")

With Upvc double glazed frosted window to the rear, pendant light fitting, a white suite comprising low level WC, pedestal sink unit with chrome mixer tap above. panelled bath with taps above plus Triton electric shower over, ceramic splashback tiling, vinyl flooring and panelled radiator.



EXTERNALLY

ENCLOSED REAR

Bounded by garden brick walls along with timber post and timber fencing, a timber gate provides pedestrian access to the rear of the property, concrete pathways and a raised decked area provides ample patio and sitting space.



COUNCIL TAX

Band 'A' 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

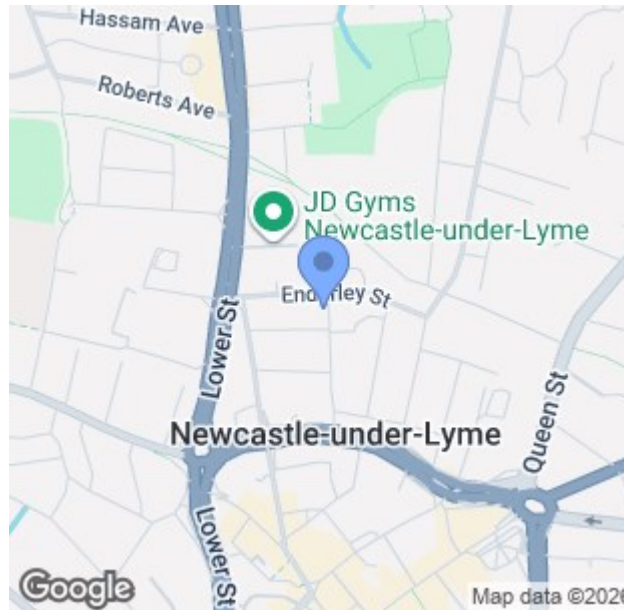
Main services of gas, electricity, water and drainage are connected.

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		
69-80	C		72 C
55-68	D		
39-54	E	45 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

