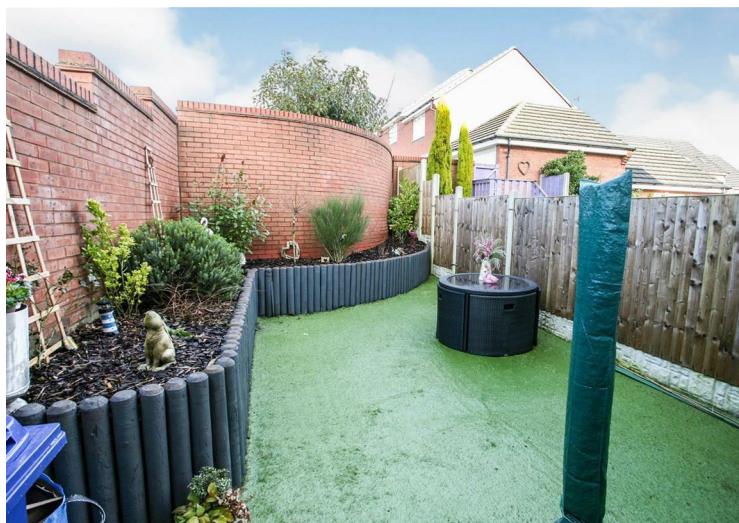


## 1 Peacock Walk, Wolstanton, Newcastle, Staffordshire, ST5 0GL

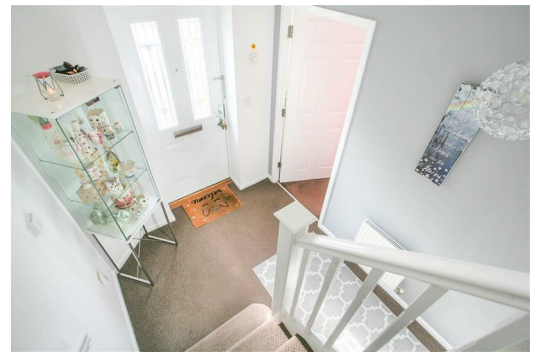


**Freehold Offers over £180,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this spacious three storey town house situated on a prominent plot in Wolstanton. The location of this Wulfstan Grange Development is perfect for access to Wolstanton retail park along with being well placed for access to good local schools, shops and amenities. The versatile living arrangement is set over three storeys and in brief comprises of entrance hall, downstairs w.c., study, open plan fitted kitchen / diner. To the first floor the property offers a full width lounge with Juliet balcony, a third bedroom, first floor w.c. and access to the the third floor, where two double bedrooms along with with an en-suite shower room and master bathroom can be located. Externally the property offers a pleasant rear garden along with off road parking and a brick garage. Internal Inspection Is A Must !

### ENTRANCE HALL

With double glazed frosted front access door, pendant light fitting, panelled radiator, door to downstairs storage cupboard, power points, fitted carpet and doors to rooms including;



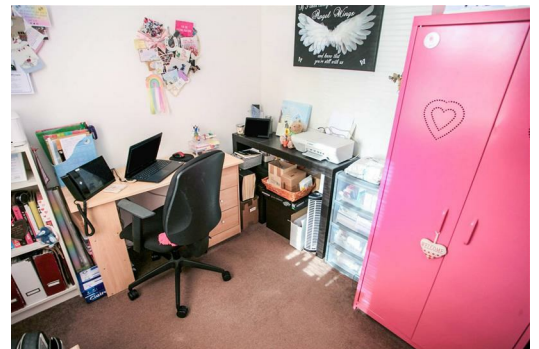
### DOWNSTAIRS W.C.

With a low level w.c., wash hand basin, pendant light fitting and panelled radiator.



### STUDY 2.51m by 2.36m (8'3 by 7'9)

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



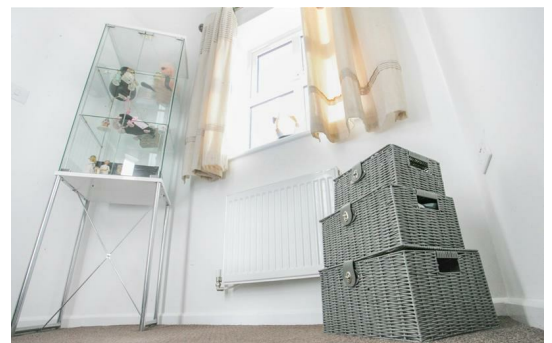
## KITCHEN/DINER 4.75m max by 4.62m max 2.54m min (15'7 max by 15'2 max 8'4 min)

With Upvc double glazed French doors to rear, Upvc double glazed window to rear, panelled radiator, two pendant light fittings, ceramic tiled flooring, a range of base and wall mounted wood effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in stainless steel bowl and half sink unit with mixer tap above, built in four ring gas hob unit with oven beneath plus extractor hood above, plumbing for automatic washing machine, space for condenser dryer, space for fridge/freezer, power points, spurs for appliances and built in boiler cupboard.



## FIRST FLOOR LANDING

With Upvc double glazed window to front, two pendant light fittings, panelled radiator, power points and doors to rooms including;



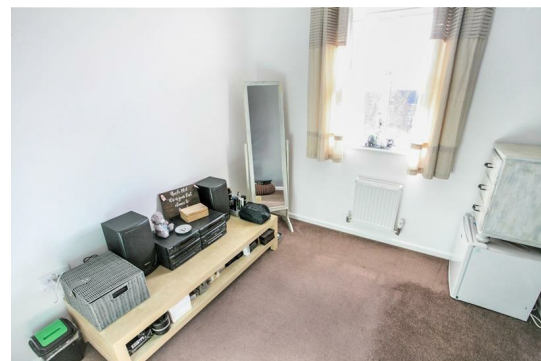
**LOUNGE 4.62m by 2.82m (15'2 by 9'3)**

With Upvc double glazed French doors to rear with "Juliet Balcony", Upvc double glazed window to rear, pendant light fitting, two panelled radiators, t.v. aerial socket, power points and fitted carpet.



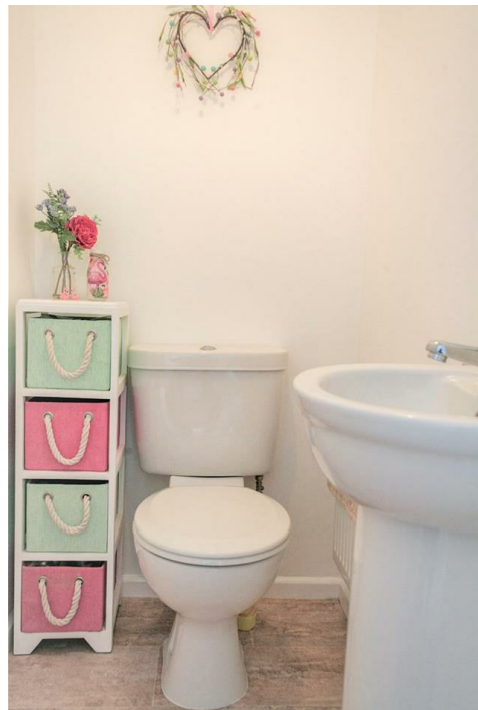
**BEDROOM THREE 3.30m by 2.59m (10'10 by 8'6)**

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



## FIRST FLOOR WC/CLOAKS

With a white suite comprising of low level w.c., wash hand basin and panelled radiator.

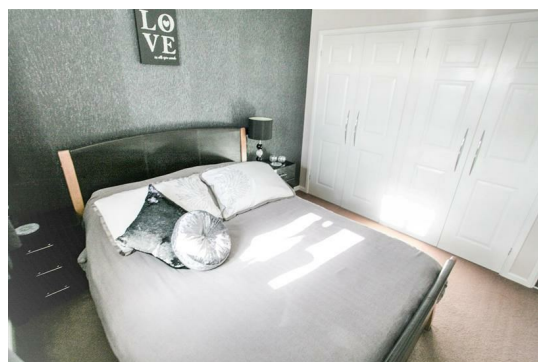


## SECOND FLOOR LANDING

With pendant light fitting, fitted carpet to stairs and landing, door to built in airing cupboard, access to boarded loft space and door leads off to;

## MASTER BEDROOM 3.53m max by 3.10m to robes (11'7 max by 10'2 to robes)

With Upvc double glazed window to front, pendant light fitting, panelled radiator, power points, built in wardrobes providing ample hanging storage space etc. and door leads off to;



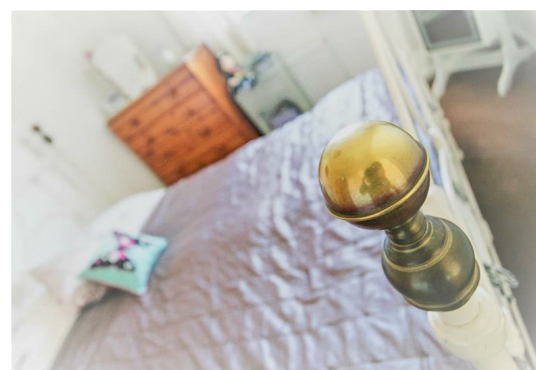
### **EN SUITE SHOWER ROOM**

With Upvc double glazed frosted window, light fitting, panelled radiator, a white suite comprising of low level w.c., pedestal sink unit, walk in double shower enclosure with shower, ceramic splashback tiling and vinyl cushion flooring.



### **BEDROOM TWO 3.43m by 2.57m (11'3 by 8'5)**

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



### **BATHROOM/WC**

With Upvc double glazed frosted window, pendant light fitting, panelled radiator and a white suite comprising of low level w.c., pedestal sink unit, panelled bath unit, ceramic splashback tiling and vinyl cushion flooring.



## EXTERNALLY

The property is situated proudly on a good corner position of a well regarded residential neighbourhood. There is a pleasant shrubbery to the front and principally lawned garden to the side. At the rear is a lovely enclosed walled garden featuring a courtesy gate to the side, artificial turf and raised beds containing a variety of plants and shrubs which enjoys a good degree of privacy. There is a brick garage with driveway providing extra parking.



## Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshires 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

Our mortgage advice is free of charge and our Financial Services Department specialises in arranging residential mortgages. 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.

## 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.





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