



# ESTATE AGENTS

*... the key to a successful move*



**Dimsdale Parade West, Wolstanton, Newcastle, ST5 8DX**

**Offers in excess  
of £115,000**

- \* REQUIRES REFURBISHMENT
- \* INVESTMENT OPPORTUNITY
- \* MATURE RESIDENTIAL LOCATION
- \* CLOSE TO LOCAL AMENITIES

w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)

# Dimsdale Parade West, Wolstanton, Newcastle, ST5 8DX

## ACCOMMODATION

### DESCRIPTION

INVESTMENT OPPORTUNITY, REFURBISHMENT REQUIRED, CASH BUYERS PREFERRED

A forecourted mid terraced house situated in an established location, within easy access of local amenities in Wolstanton and main road networks providing excellent commuter routes. The property requires refurbishment throughout and provides the ideal opportunity for a first time buyer or investor to take on a project and renovate to their own style and requirements. The accommodation comprises: Front reception, kitchen and dining space, bathroom and to the first floor two double bedrooms

### GROUND FLOOR

#### LOUNGE 13'1" x 11'9" (4m x 3.6m)

Coving to the ceiling, radiator, ceiling light point, laminate wood effect flooring, double glazed window



#### KITCHEN/DINER 12'1" x 11'9" (3.7m x 3.6m)

The kitchen would benefit from updating



#### BATHROOM 6'10" x 6'10" (2.1m x 2.1m)

The bathroom would benefit from updating



### FIRST FLOOR

#### FRONT BEDROOM 11'9" x 10'5" (3.6m x 3.2m)

Ceiling light point, radiator, double glazed window



#### REAR BEDROOM 12'1" x 11'9" (3.7m x 3.6m)

Ceiling light point, radiator, double glazed window



### OUTSIDE

Rear yard

# Dimsdale Parade West, Wolstanton, Newcastle, ST5 8DX



## GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 268422

### Services

We believe all are available.

### Tenure

Assumed to be freehold.

### Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.


In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For illustration purposes only. Do not scale.



Ground Floor



First Floor

149 Dimsdale Parade West FLOOR PLAN



Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT  
Written quotations of credit terms available on request. A life assurance policy may be required