

## 52 Sutton Avenue, Silverdale, Newcastle, Staffs, ST5 6TB



**Freehold £340,000**



Bob Gutteridge Estate Agents are delighted to bring to the market the beautiful modern day detached home situated on a prime corner plot overlooking a green. The vendors of this home have created a free flowing masterpiece by extending the property with an Orangery to the rear as well as improving the day to day running costs with the installation of solar panels. This versatile and accessible home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, ground floor shower room, dining room, study, lounge with access to the Orangery, fitted kitchen/breakfast room, utility room and to the first floor are four generous bedrooms with three offering built in wardrobes plus a four piece master bathroom and en-suite shower room. Externally the property has been landscaped to allow for ease of maintenance and the property also offers off road parking and a detached brick garage.

### ENTRANCE HALL

With accessibility electric self open/closing composite frosted double glazed front access door with inset lead pattern and stained glass, two pendant light fittings, battery and mains smoke alarm, panelled radiator, BT telephone point (Subject to usual transfer regulations), oak effect laminate flooring, power points, stairs to first floor landing, door to under stairs store and access to rooms including;



### FULLY TILED WET ROOM 2.92m x 1.32m (9'7" x 4'4")

With enclosed light fitting, extractor fan, fully tiled in modern wall ceramics, wet room flooring, panelled radiator, thermostatic direct flow shower, electric shaver socket, a white suite comprising of low level WC and pedestal sink unit.



### DINING ROOM 3.68m x 3.35m into bay (12'1" x 11'0" into bay )

With Upvc double glazed bay window to front with inset Georgian pattern, pendant light fitting, double panelled radiator, oak effect laminate flooring, power points and BT telephone point (Subject to usual transfer regulations). This room has previously been used as a fifth bedroom and offers a built in wardrobe.



### STUDY 2.69m x 2.36m (8'10" x 7'9")

With Upvc double glazed window to front with inset Georgian pattern, pendant light fitting, panelled radiator, oak effect laminate flooring, TV aerial connection point and power points.

### **LOUNGE 4.95m x 3.66m+bay (16'3" x 12'0"+bay)**

With Upvc double glazed bay window to side with inset Georgian pattern, two pendant light fittings, two panelled radiators, oak effect laminate flooring, TV aerial connection point, BT telephone point (Subject to usual transfer regulations), power points and Upvc double glazed patio doors lead off to;



### **ORANGERY 5.61m x 3.25m (18'5" x 10'8")**

With Upvc double glazed patio doors to rear, three Upvc double glazed windows to rear/side with inset Georgian pattern, vaulted double glazed roof, eight spotlight fittings, oak effect flooring, power points, panelled radiator and double doorway leads off to;



### **FITTED KITCHEN / BREAKFAST ROOM 3.66m x 3.25m (12'0" x 10'8")**

With six spotlight fittings, a range of base and wall mounted oak effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in Whirlpool four ring ceramic hob unit with oven/grill beneath plus extractor hood above, ceramic splashback tiling, oak effect flooring, built in bowl and a half single drainer sink unit with mixer tap above, space for under counter fridge, integrated dishwasher, space for fridge/freezer, panelled radiator, power points, built in boiler cupboard housing a Potterton Pro Max boiler providing the domestic hot water and central heating systems. Door to;

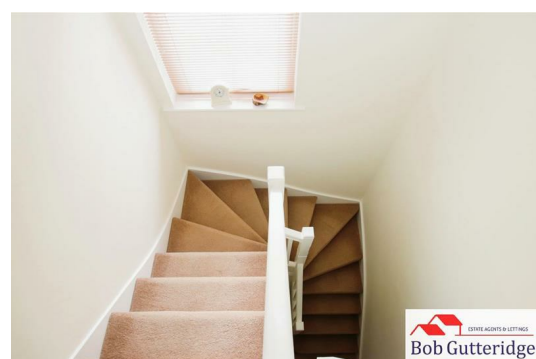


### **UTILITY ROOM 1.70m x 1.98m (5'7" x 6'6")**

With pendant light fitting, extractor fan, a range of base and wall mounted oak effect storage cupboards providing ample domestic storage space, round edge work surface with built in stainless steel sink unit with mixer tap above, ceramic splashback tiling, spurs for appliances, power points, plumbing for automatic washing machine, space for condenser dryer and vinyl cushion flooring.

### **FIRST FLOOR LANDING**

With Upvc double glazed window to side with inset Georgian pattern, access to loft space which is partially boarded and has lighting, battery and mains smoke alarm, panelled radiator, two pendant light fittings, power points, door to built in airing cupboard, door to built in store and access off to;





### **BEDROOM ONE (REAR) 5.05m x 3.68m (16'7" x 12'1")**

With two Upvc double glazed windows to side aspects with inset Georgian pattern, pendant light fitting, two panelled radiators, power points, TV aerial connection point and built in double wardrobes providing ample domestic hanging space and storage space. Door to;



### **EN-SUITE SHOWER ROOM 2.11m reducing to 1.14m x 2.21m reducing to 1.24m (6'11" reducing to 3'9" x 7'3" reducing to 4'1")**

With Upvc double glazed frosted window to rear with inset Georgian pattern, enclosed light fitting, extractor fan, fully tiled in modern wall ceramics, a white suite comprising of low level WC, pedestal sink unit with chrome mixer tap above, built in shower enclosure with thermostatic direct flow shower, vinyl cushion flooring, electric shaver socket and modern chrome towel radiator.



**BEDROOM TWO (REAR) 3.40m x 2.84m to wardrobe frontage (11'2" x 9'4" to wardrobe frontage)**

With Upvc double glazed window to rear with inset Georgian pattern, pendant light fitting, panelled radiator, power points and built in double wardrobes providing ample domestic hanging space and storage space.



**BEDROOM THREE (FRONT) 4.04m x 2.57m (13'3" x 8'5")**

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



**BEDROOM FOUR (FRONT) 2.90m to wardrobe frontage x 2.36m (9'6" to wardrobe frontage x 7'9")**

With Upvc double glazed window to front with inset Georgian pattern, pendant light fitting, panelled radiator, power points and built in double wardrobes providing ample domestic hanging space and storage space.



**FIRST FLOOR FOUR PIECE BATHROOM 2.54m x 1.85m (8'4" x 6'1")**

With Upvc double glazed frosted window to front with inset Georgian pattern, enclosed light fitting, extractor fan, a white suite comprising of low level WC, pedestal sink unit with chrome mixer tap above, panelled bath unit with mixer tap plus hair attachment, built in shower enclosure with thermostatic direct flow shower, fully tiled in modern wall ceramics, vinyl cushion flooring and chrome towel radiator.



**EXTERNALLY**





## FORE GARDEN

With mature shrubs to frontage, an accessibility ramp with metal hand rail leads to the front of the property, external lighting, shrubs to the side of the property and access to;

## REAR GARDEN

Bounded by garden brick walls along with timber post and timber fencing, majority Indian stone paved areas providing ease of maintenance along with ample patio and sitting space, plum slate chipping with mature shrubs to borders, external lighting, external cold water supply, timber/side gates provide access to the rear of the property along with access to;



## OFF ROAD PARKING & DETACHED BRICK GARAGE

With a tarmac and block paved driveway providing off road parking and access to a detached brick garage with metal up and over door, loft boarded to provide ample external storage space, Upvc side access door and power supply connected.



## COUNCIL TAX

Band 'E' 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.

## **SERVICE CHARGE**

Annual service site management fee currently approximately £122.00 per annum.

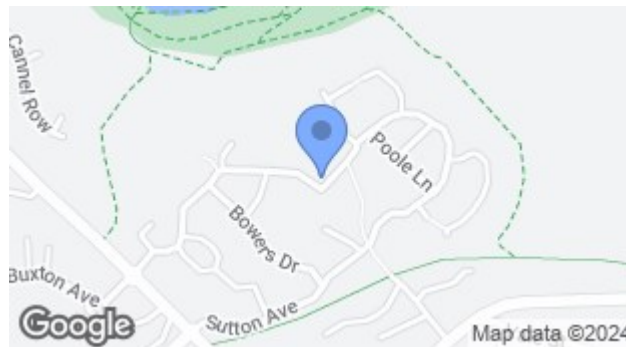


**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Score	Energy rating	Current	Potential
92+	A	93 A	93 A
81-91	B		
69-80	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

