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**Bob Gutteridge**

## 14 Oswald Avenue, Weston Coyney, Stoke-On-Trent, Staffs, ST3 5HW



**Freehold £285,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this immaculately presented and up to date detached bungalow situated on a desirable plot which offers gardens to front and rear along with off road parking. Internally the vendors of this home have presented it to the highest of standards which will not disappoint potential purchasers ! As you would expect this home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance hall, spacious lounge, modern fitted kitchen / diner, master bathroom, separate WC, three generous bedrooms and a usable loft space ! The location is perfect for access to local shops, schools and amenities. Viewing of this home is a must !

#### RECEPTION HALLWAY 4.65m x 2.01m (15'3" x 6'7")

With composite double glazed frosted front access door with inset lead pattern, pendant light fitting, panelled radiator, Karndean flooring in oak effect, power points, stairs to loft room and doors to rooms including;



**LOUNGE 5.28m x 3.48m (17'4" x 11'5")**

With Upvc double glazed window to front with inset lead pattern, coving to ceiling, pendant light fitting, two wall light fittings, panelled radiator, TV aerial connection, feature fireplace with inset living flame coal effect gas fire, oak effect laminate flooring, power points and access off to;



## FITTED KITCHEN / DINER 3.96m x 3.40m (13'0" x 11'2")

With Upvc double glazed bay window to side, coving to ceiling, decorative dado rail, two light fittings, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in oak effect with built in ceramic sink unit with chrome mixer tap above, space for freestanding electric cooker, space for fridge/freezer, plumbing for automatic washing machine, ceramic splashback tiling, concealed under cupboard lighting, tile effect flooring, power points and doors leading to reception and rear hallways.



## REAR HALLWAY

With Upvc double glazed window to rear, a built in storage cupboard houses a Baxi combination gas central heating boiler providing the domestic hot water and central heating systems, panelled radiator and power points

### **BEDROOM ONE 5.13m x 3.05m (16'10" x 10'0")**

With Upvc double glazed window to front, coving to ceiling, pendant light fitting, panelled radiator, oak effect laminate flooring and power points.



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### **BEDROOM TWO 3.51m x 3.45m (11'6" x 11'4")**

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



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### **BEDROOM THREE 3.48m x 2.77m (11'5" x 9'1")**

Adaptable room currently used as a study. With Upvc double glazed window to front, pendant light fitting, panelled radiator and power points.



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### FULLY TILED BATHROOM 2.44m x 1.68m (8'0" x 5'6")

With Upvc double glazed frosted window to rear, fully tiled in high glazed wall ceramics with inset decorative border tile, double panelled radiator, pedestal sink unit with taps above, panelled bath unit with shower plus glazed shower screen, tile effect flooring and door to built in store.



### SEPARATE WC

With Upvc double glazed frosted window, pendant light fitting, ceramic half wall tiling with inset random pattern tile, tile effect flooring and a white low level WC.



### USABLE LOFT SPACE 4.29m max x 2.79m (14'1" max x 9'2")

With two double glazed skylights, pendant light fitting, wood panelling to ceiling, beechwood effect laminate flooring, power points and access to eaves providing storage space.



**EXTERNALLY**



**FORE GARDEN**

Bounded by garden stone walls along with concrete post and timber fencing, a double block driveway allows for off road parking for two or so vehicles, steps lead to the fore garden which offers a artificial lawn section providing ease of maintenance with mature shrubs to borders. A timber gate allows access alongside the property to;

**REAR GARDEN**

Bounded by concrete post and timber fencing, a paved patio provides ample patio and sitting space, external power supply, cold water tap, steps lead up to a lawn section with mature shrubs to borders along with a garden timber shed. Access to;





## WORKSHOP

With part panelled part glazed access door, glazed windows to front, power supply connected with lighting plus power points and a great external storage space.



## CELLAR

Access from the side of the property to a cellar providing more useful external storage space.



## COUNCIL TAX

Band 'C' amount payable to City of Stoke On Trent 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 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		
81-91	B		
69-80	C		80 C
55-68	D	65 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

