

42 Ashridge Avenue, Westbury Park, Newcastle, Staffs, ST5 4JA



Freehold Offers in excess of £180,000

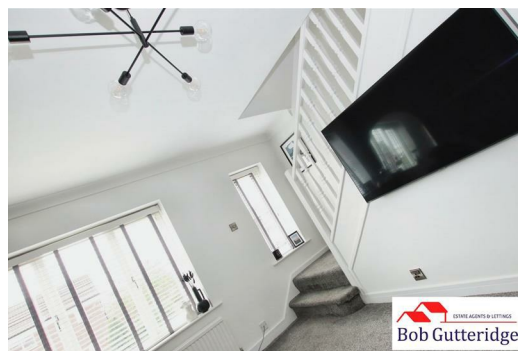
Bob Gutteridge Estate Agents are delighted to bring to the market this immaculately presented semi-detached home situated in this ever popular and convenient Westbury Park location which provides ease of access to the A500 and M6 as well as being near to local shops, schools and amenities. As you would expect this property offers the modern-day comforts of Upvc double glazing and gas fired central heating and in brief the accommodation comprises of entrance lobby, spacious lounge, modern fitted kitchen/dining room and to the first floor are two bedrooms along with a fully tiled first floor bathroom. Externally the property is situated on an envious corner plot offering gardens to front, side and rear along with off road parking for two vehicles. Viewing Advised !

ENTRANCE LOBBY

With composite double glazed side access door, pendant light fitting, battery and mains smoke alarm, modern grey wood effect laminate flooring, wall mounted thermostat, door to under-stairs storage cupboard providing ample domestic storage space and a Baxi boiler providing domestic hot water and central heating systems.

LOUNGE 4.11m x 3.18m plus stair recess (13'6" x 10'5" plus stair recess)

With two Upvc double glazed windows to front, coving to ceiling, pendant light fitting, double panelled radiator, BT telephone point (subject to usual transfer regulations), power points and stairs to first floor landing.



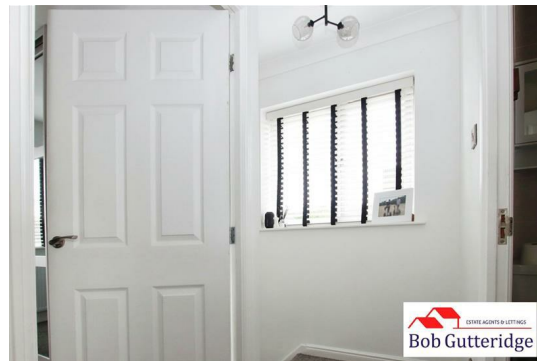
FITTED KITCHEN / DINING ROOM 4.06m x 2.36m (13'4" x 7'9")

With Upvc double glazed window to rear, double glazed frosted rear access door, two pendant light fittings, modern vertical radiator, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, square edged work surface with built in four ring gas hob unit with oven beneath and extractor hood above, built in stainless steel bowl and a half single drainer sink unit with mixer tap above, space for fridge/freezer, space for built in washing machine, breakfast bar, ceramic splashback tiling, modern grey laminate flooring and power points.



FIRST FLOOR LANDING

With Upvc double glazed window to side, access to loft space, pendant light fitting, battery and mains smoke alarm, power point and doors to rooms including;



BEDROOM ONE (FRONT) 3.10m plus wardrobe recess x 3.23m (10'2" plus wardrobe recess x 10'7")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, TV aerial connection point, power points and sliding mirrored wardrobe doors reveal built in wardrobe providing ample domestic hanging and storage space.



BEDROOM TWO 33.53m x 2.39m (110" x 7'10")

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, panelled radiator, power points and sliding mirror wardrobe doors reveal built in wardrobes providing ample domestic hanging space and storage space.



FIRST FLOOR BATHROOM 2.34m x 1.57m (7'8" x 5'2")

With Upvc double glazed frosted window to rear, three lamp light fittings, fully tiled in modern wall ceramics with inset decorative mosaic tiling, a white suite comprising of low level WC, pedestal sink unit, panelled bath unit with Triton T80 electric shower, modern chrome towel radiator and modern grey wood effect laminate flooring.



EXTERNALLY



FORE GARDEN

With lawn section to frontage, stone chipping and paved pathway leads to;



SIDE GARDEN

Bounded by metal works, paved pathway leads down to front access, plants to border and timber gate provides access off to;



REAR GARDEN

Bounded by a concrete post and timber fencing with crazy paved area providing ample domestic patio space and sitting space, external water supply, timber shed provides ample domestic external storage space, tiered up with lawn section and a timber decked area providing further patio and sitting space. A timber gate provides pedestrian access to the rear of the property along with access to off road parking for two vehicles.



COUNCIL TAX

Band 'B' 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.

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		89 B
69-80	C		
55-68	D	61 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

