

39 Watlands Avenue, Wolstanton, Newcastle, Staffs, ST5 8AS



Freehold £290,000

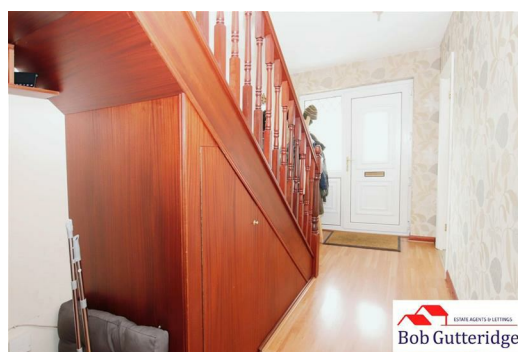
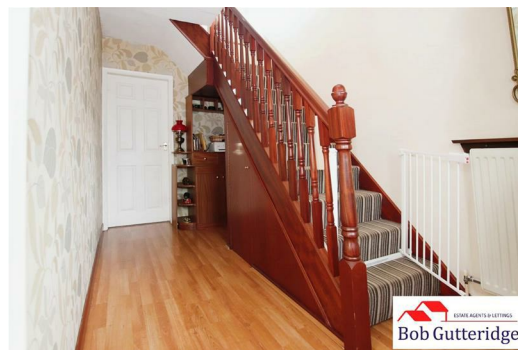
Bob Gutteridge Estate Agents are pleased to offer to the market this detached home situated in this highly regarded Wolstanton location. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of storm porch, entrance hall, spacious lounge, open plan fitted kitchen / diner, half brick & Upvc double glazed conservatory, downstairs WC and to the first floor are three bedrooms along with a first floor shower room. Externally the property offers gardens to front and rear along with off road parking and an attached brick garage. This home offers ease of access to the Village of Wolstanton where local shops, schools and amenities can all be located. Viewing Advised !

STORM PORCH

With Upvc double glazed front access door, Upvc double glazed panels to side and front, tiled flooring and Upvc double glazed frosted front access door with inset lead pattern leads off to;

ENTRANCE HALL

With pendant light fitting, panelled radiator, wood effect laminate flooring, recessed under-staircase with power points and BT telephone connection (subject to usual transfer regulations), stairs to first floor landing and doors leads off to;



LOUNGE 4.37m x 3.84m (14'4" x 12'7")

With Upvc double glazed window to front, two double wall light fittings, panelled radiator, TV aerial connection point and power points.



FITTED KITCHEN / DINING ROOM 5.97m x 3.00m (19'7" x 9'10")

With Upvc double glazed window to rear, aluminium double glazed sliding patio door to rear, panelled side access door, four lamp spotlight fitting, pendant light fitting, double panelled radiator, a range of base and wall mounted white storage cupboards providing ample cupboard and drawer space, round edge work surface in granite effect with built in stainless steel sink unit with chrome mixer tap above, integrated four ring gas hob unit with extractor hood above, built in oven with space for microwave above, plumbing for automatic washing machine, ceramic splashback tiling, power points and access lead off to;



HALF BRICK AND UPVC DOUBLE GLAZED CONSERVATORY 3.12m x 3.66m (10'3" x 12'0")

With Upvc double glazed panels to sides and rear, Upvc double glazed patio doors to side, ceramic tiled flooring above underfloor electric heating system, pendant light fitting with fan assist and power points.



SIDE ENTRY

With part panelled part frosted glazed doors to front and rear, pendant light fitting, Danfoss thermostat and door to;

DOWNSTAIRS WC 1.50m x 0.97m (4'11" x 3'2")

With frosted glazed window to rear, pendant light fitting, ceramic tiled flooring and low level WC.

FIRST FLOOR LANDING

With Upvc double glazed frosted window to the side, pendant light fitting, access to loft space and doors to rooms including;



BEDROOM ONE (REAR) 3.38m x 3.07m (11'1" x 10'1")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, beechwood effect laminate flooring, power points and built in double wardrobes providing ample domestic hanging space and storage space.



BEDROOM TWO (FRONT) 3.35m x 3.00m (11'0" x 9'10")

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



BEDROOM THREE (FRONT) 3.35m reducing to 2.57m x 2.82m (11'0" reducing to 8'5" x 9'3")

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



FIRST FLOOR FAMILY SHOWER ROOM 3.05m x 2.46m (10'0" x 8'1")

With Upvc double glazed frosted window to rear, eight spotlight fittings, aqua boarding to walls, a white suite comprising of low level dual flush WC, pedestal sink unit, walk in double shower enclosure with Mira electric shower, vinyl cushion flooring, double panelled radiator and door to built in airing cupboard housing the copper hot water cylinder providing ample domestic drying space and storage space.



EXTERNALLY

FORE GARDEN

Bounded by garden brick walls along with concrete post and timber fencing, double metal gates providing vehicular access to the front of the property with driveway providing off road parking for two vehicles, electric car charger point and lawn section to frontage with mature shrubs and plants to borders.



REAR GARDEN

Bounded by concrete post and timber fencing, two paved areas provide ample domestic patio space and sitting space and lawn section with mature shrubs and plants to borders.



ATTACHED GARAGE 5.18m x 2.41m (17'0" x 7'11")

With double timber front access doors, pendant light fitting, electricity consumer unit and meter and sliding door reveals built in boiler cupboard housing a Main boiler providing domestic hot water and central heating systems.

COUNCIL TAX

Band 'D' amount payable £2005.60 2022/23. 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.

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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		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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HOURS OF OPENING

Monday - Friday 9.00am - 5.30pm
 Saturday 9.00am - 4.30pm
 Sunday 2.00pm - 4.30pm

