

2 Kings Avenue, Wolstanton, Newcastle, Staffs, ST5 8DA



Freehold £295,000

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented elevated period semi-detached home situated in this highly regarded Wolstanton location. This home offers many period features such as Minton tiled flooring, lead pattern and stained glass windows along with parquet flooring. This home offers the modern day comfort of combination gas fired central heating and in brief the desirable and versatile accommodation comprises of storm porch, entrance hall with Minton tiled flooring, bay fronted sitting room, separate lounge with parquet flooring,, a spacious open plan fitted kitchen/dining room, downstairs WC and to the first floor are three generous bedrooms along with a first floor family bathroom. To the second floor a usable loft space can be located offering a versatile and bright space. Externally the property offers desirable and well stocked gardens to both front and rear. This property is located near to local shops, schools and amenities as well as only being a short distance from the ever popular Wolstanton Marsh. Internal Inspection of This Property Is Considered Highly Recommended !

STORM PORCH

With part panelled part glazed front access door with inset lead pattern and stained glass, lead pattern and stained glass to skylights, original Minton tiled flooring, wall light fitting and original part panelled part glazed door with inset lead pattern and stained glass leads off to;

ENTRANCE HALL

With cornice to ceiling, pendant light fitting, original Minton tiled flooring, decorative dado rail, panelled radiator, power point, stairs to first floor landing and doors leading off to rooms including;



BAY FRONTED SITTING ROOM 4.11m x 4.01m plus bay (13'6" x 13'2 plus bay)

With original glazed bay window to front with inset lead pattern and stained glass to skylight, cornicing to ceiling, decorative picture rail, double panelled radiator, oak effect flooring, TV aerial connection point, feature fireplace with ceramic tiled hearth and power points.



LOUNGE 5.21m x 3.58m (17'1" x 11'9")

With glazed window to rear, cornice to ceiling, two decorative ceiling roses, two pendant light fittings, panelled radiator, parquet flooring, feature fireplace with inset gas fire with ceramic tiled hearth and inset, TV aerial connection point, Virgin media connection point (subject to usual transfer regulations) and power points.



**FITTED KITCHEN/DINING ROOM 8.28m x 2.41m reducing to 2.03m
(27'2" x 7'11" reducing to 6'8")**

With part panelled part frosted side access door, glazed bay window to side, glazed window to rear, multi glazed side access door, a range of base and wall mounted solid wood storage cupboards providing ample domestic cupboard and drawer space, ceramic tiled work surfaces with built in bowl and a half sink unit with mixer tap above, quarry tiled flooring, built in Smeg four ring gas hob unit with Smeg oven beneath and extractor hood above, panelled radiator, built in fridge, plumbing for automatic washing machine, power points and door to built in store.



**DOWNSTAIRS WC 1.85m reducing to 0.94m x 1.75m reducing to 0.86m
(6'1" reducing to 3'1" x 5'9" reducing to 2'10")**

With glazed window to side, two lamp fittings, a low level WC, built in vanity sink unit, ceramic splashback tiling and built in meter cupboard.



FIRST FLOOR LANDING

With frosted glazed window to side, corning to ceiling, decorative archway, pendant light fitting, smoke alarm, two power points, stairs to second floor and doors to rooms including;



BEDROOM ONE (FRONT) 4.04m x 3.38m to wardrobe frontage (13'3" x 11'1" to wardrobe frontage)

With Upvc double glazed window to front, pendant light fitting, picture rail, stripped and treated floor boards, panelled radiator, power points and built in double and single wardrobes providing ample domestic hanging space and storage space.



BEDROOM TWO (REAR) 3.28m to wardrobe frontage x 3.99m (10'9" to wardrobe frontage x 13'1")

With glazed window to rear, pendant light fitting, decorative dado rail, panelled radiator, original cast iron fire surround with ceramic tiled hearth, power points and built in double wardrobes providing ample domestic hanging and storage space.



BEDROOM THREE (FRONT) 3.28m maximum x 2.49m reducing to 1.63m (10'9" maximum x 8'2" reducing to 5'4")

With glazed window to front, pendant light fitting, panelled radiator, power points and door to built in under-stairs storage cupboard providing ample domestic shelving space and storage space.



FIRST FLOOR FAMILY BATHROOM 4.01m x 2.11m (13'2" x 6'11")

With frosted glazed window to side, frosted glazed window to rear, two four lamp light fittings, a white suite comprising of low level WC, pedestal sink unit, panelled bath unit with mixer tap and shower attachment, corner shower unit with Triton thermostatic shower, panelled radiator, ceramic tiled flooring, ceramic wall tiling, panelled radiator and door to built in boiler cupboard housing an Ideal combination boiler providing domestic hot water and central heating systems.



USABLE LOFT SPACE 5.79m x 4.52m (19'0" x 14'10")

With double glazed Velux windows to side and rear aspects, two three lamp light fittings, four lamp light fitting, stripped and treated pine floorboards, power points and access to eaves providing ample domestic storage space.



EXTERNALLY



FORE GARDEN

Bounded by garden brick/stone walls to frontage, metal gate provides pedestrian access to the front of the property, paved pathways and a wealth of shrubs and plants to borders. Access leads alongside the property providing access off;



ENCLOSED REAR GARDEN

Bounded by garden brick walls along with timber post and timber fencing with cobbled area providing patio and sitting space, lawn section with mature shrubs and plants to borders and garden timber shed providing ample domestic external storage space.



COUNCIL TAX

Band 'C' 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.

2 Kings Avenue, Newcastle, ST5 8DA



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



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

