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22 Oaklands Avenue, Wolstanton, Newcastle, Staffs, ST5 0EX



Freehold £289,950

Bob Gutteridge Estate Agents are delighted to bring to the market this traditional double bay fronted detached home situated in this highly regarded Wolstanton location which provides ease of access to the village where local shops, schools and amenities can be located along with good road links to A34 and A500. This home is set on a pleasant sized walk around plot which offers potential scope for extension subject to the usual planning consents. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas fired central heating and in brief the accommodation comprises of entrance hall, bay fronted lounge, dining room, study, fitted kitchen, downstairs WC and to the first floor are three bedrooms along with a first floor four piece family bathroom. Externally as fore mentioned this property is set on a walk around plot which offers gardens to front, side and rear along with ample off road parking for several vehicles and the detached sectional garage.

ENTRANCE HALL 4.11m x 2.13m (13'6" x 7'0")

With composite double glazed frosted front access door with inset lead pattern, double glazed frosted panels to sides, Upvc double glazed windows to side, coving to ceiling, pendant light fitting, panelled radiator, dado rail, stairs to first floor landing, two pendant light fittings, smoke alarm, Honeywell thermostat and doors to;



UNDER STAIRS STORE

With Upvc double glazed frosted windows to side, light fitting, ample domestic shelving space and storage space.

FITTED KITCHEN 3.96m x 2.11m reducing to 2.03m (13'0" x 6'11" reducing to 6'8")

With Upvc double glazed frosted window to side, four spotlight fittings, single spotlight fitting, a range of base and wall mounted soft grey storage cupboards providing ample domestic cupboard and drawer space, round edge work surface, built in stainless steel sink unit with mixer tap above, plumbing for automatic washing machine, space for dishwasher, space for under counter fridge, space for free standing gas cooker, quarry tiled flooring, ceramic splashback tiling, power points and access off to;



REAR LOBBY AREA 1.68m x 1.47m (5'6" x 4'10")

With Upvc double glazed frosted rear access door, pendant light fitting, vinyl cushion flooring, ample domestic storage space and door to;



DOWNSTAIRS WC 1.65m x 1.02m (5'5" x 3'4")

With Upvc double glazed frosted window to side, coving to ceiling, pendant light fitting, a white suite comprising of low level WC, wall mounted sink unit, ceramic splashback tiling, vinyl cushion flooring and single panelled radiator.



BAY FRONTED LOUNGE 3.33m plus bay x 3.33m (10'11" plus bay x 10'11")

With Upvc double glazed bay window to front, coving to ceiling, pendant light fitting, panelled radiator, feature fire surround in log effect electric, TV aerial connection point, power points.



DINING ROOM 3.91m x 3.33m (12'10" x 10'11")

With coving to ceiling, three lamp light fitting, double panelled radiator and power points.



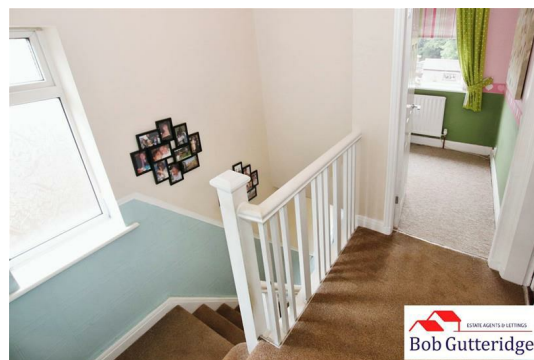
STUDY / CRAFT ROOM 2.95m x 2.79m reducing to 1.78m (9'8" x 9'2" reducing to 5'10")

With Upvc double glazed windows to side and rear aspect, pendant light fitting, vinyl cushion flooring, double panelled radiator, space for under counter fridge and freezer and power points.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, two pendant light fittings, smoke alarm, power points and doors to rooms including;



BEDROOM ONE (FRONT) 4.14m into bay x 3.33m (13'7" into bay x 10'11")

With Upvc double glazed bay window to front, artex to ceiling, pendant light fitting, picture rail, double panelled radiator and power points.



BEDROOM TWO 3.96m x 3.30m (13'0" x 10'10")

With Upvc double glazed window to rear, pendant light fitting, artex to ceiling, picture rail, panelled radiator, two wall light fittings and power points.



BEDROOM THREE 2.26m x 2.13m (7'5" x 7'0")

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



FIRST FLOOR FOUR PIECE FAMILY BATHROOM 2.64m x 2.11m (8'8" x 6'11")

With Upvc double glazed frosted window to rear, enclosed light fitting, ceramic half wall tiling with decorative border tile, a four piece white suite comprising low level dual flush WC, pedestal sink unit, panelled bath unit, corner shower cubicle with thermostatic direct flow shower, vinyl cushion flooring, double panelled radiator and built in boiler cupboard housing the Vaillant boiler providing the domestic hot water and central heating systems.



EXTERNALLY



FORE GARDEN

Bounded by a concrete post and timber fencing along with mature hedges to borders, lawn section with mature shrubs and plants to borders, vehicular access alongside the property with paved driveway providing ample off road parking for several vehicles.



REAR GARDEN

Bounded by a concrete post and timber fencing along with mature hedges to borders, paved area providing off road parking along with hard standing for touring caravan, paved area provides ample domestic patio space and sitting space, access to a lawn section with a wealth of mature shrubs and plants to borders.



DETACHED SECTIONAL GARAGE 6.02m x 3.00m (19'9" x 9'10")

With aluminium up-and-over door, ample domestic shelving and ample 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.

22 Oaklands Avenue, Newcastle, ST5 0EX



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (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		
69-80	C		72 C
55-68	D		
39-54	E	48 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

