

18 Whitfield Avenue, Westlands, Newcastle, Staffs, ST5 2JH



Freehold £230,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious semi detached home situated in this ever popular and convenient location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A34. This property is enhanced with Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, sitting room, separate lounge, lean to conservatory, fitted kitchen/breakfast room, downstairs WC, and to the first floor are three double bedrooms along with a first floor shower room and separate WC. Externally this home is set on a desirable plot with pleasant sized gardens to both front and rear along with off road parking and a detached sectional garage. We can also confirm that this home is being sold with the added benefit of No Vendor Chain !

ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern, Upvc double glazed frosted window to front, four coat hooks, built in meter cupboard, BT telephone point (subject to usual transfer regulations), panelled radiator, power points, stairs to first floor landing and doors lead off to rooms including;



SITTING ROOM 3.48m x 3.18m (11'5" x 10'5")

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



LOUNGE 4.50m x 3.33m (14'9" x 10'11")

With aluminium double glazed sliding patio door to rear, pendant light fitting, ceramic tiled fireplace with modern coal effect gas fire, TV aerial connection point, power points and access leads off to;



LEAN-TO CONSERVATORY

With glazed panels to sides and rear, glazed sliding access door and vinyl cushion flooring.



FITTED KITCHEN/BREAKFAST ROOM 3.30m x 2.84m (10'10" x 9'4")

With Upvc double glazed window to rear, pendant light fitting, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with chrome mixer tap above, ceramic wall tiling, double panelled radiator, plumbing for automatic washing machine, space for under counter fridge, space for condenser dryer, space for freestanding gas cooker, power points and access off to rear lobby area with part panelled/part frosted side access door, pendant light fitting and door to built in store providing ample domestic shelving and storage space. Access off to;



DOWNSTAIRS WC 1.88m x 0.86m (6'2" x 2'10")

With Upvc double glazed frosted window to side, pendant light fitting, fully tiled in modern wall ceramics, white low level dual flush WC, Vaillant Ecofit Pure boiler providing domestic hot water and central heating systems.



FIRST FLOOR LANDING

With Upvc double glazed window to front, pendant light fitting, access to loft space and doors lead off to rooms including;



BEDROOM ONE (REAR) 4.14m to chimney breast x 3.33m (13'7" to chimney breast x 10'11")

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



BEDROOM TWO (FRONT) 3.18m x 3.45m (10'5" x 11'4")

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



BEDROOM THREE 3.33m x 2.87m (10'11" x 9'5")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator and power point.



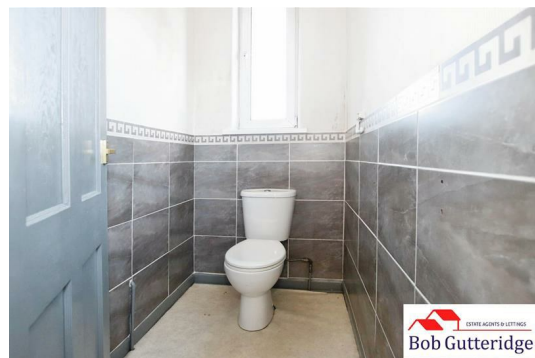
FIRST FLOOR SHOWER ROOM 1.85m x 1.80m (6'1" x 5'11")

With Upvc double glazed frosted window to side, enclosed light fitting, a white suite comprising of pedestal sink unit, corner glazed shower cubicle with thermostatic direct flow shower, ceramic wall tiling, ceramic tiled flooring and double panelled radiator.



SEPARATE WC 1.88m x 1.19m (6'2" x 3'11")

With Upvc double glazed frosted window to side, pendant light fitting, ceramic half walled tiling, a white low level WC and vinyl cushion flooring.



EXTERNALLY

FORE GARDEN

Bounded by concrete post and timber fencing along with mature hedges to frontage, lawn section with mature shrubs and plants, paved pathways and a tarmac driveway leads alongside the property providing off road parking along with access off to;

DESIRABLE REAR GARDEN

Bounded by concrete post and timber fencing with paved area providing patio and sitting space, paved and concrete pathways, two lawn sections with mature shrubs and plants to borders and access to a detached sectional garage 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

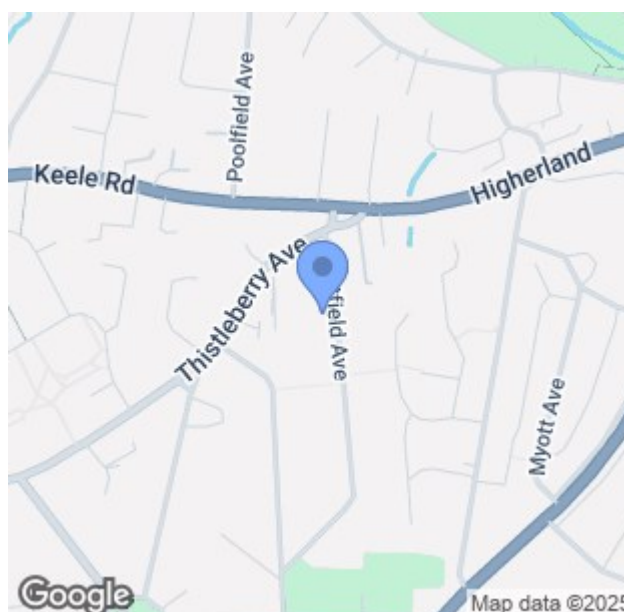
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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

