

38 Woodland Avenue, Wolstanton, Newcastle, Staffs, ST5 8AZ



Freehold Offers in excess of £399,950

Bob Gutteridge Estate Agents are delighted to bring to the market this beautiful three storey semi detached home situated in this highly regarded and convenient Wolstanton location which provides ease access to Wolstanton High Street where local shops, schools and amenities can all be located as well as providing good road links to both the A34 & A500. Woodlands Avenue is set in a conservation area to ensure the charm and character of these beautiful architectural homes are preserved, as such this home offers many characterful features to include lead pattern and stained glass windows, original Minton tiled flooring, cornicing and much more ! In brief this home comprises of entrance hall, bay fronted lounge, separate sitting room, fitted kitchen, dining room, downstairs WC and to the first floor are three bedrooms along with a first floor bathroom and en-suite shower room. To the second floor a study area can be found along with access to the fourth bedroom. Externally this home offers a fore garden along with an enclosed rear garden which offers a good degree of privacy. This wonderful home should be viewed at a potential purchasers earliest convenience to avoid being disappointed !

ENTRANCE HALL

With part panelled/part frosted front access door with original lead pattern and stained glass panels to sides and skylight, cornice to ceiling, pendant light fitting, decorative picture rail, dado rail, original Minton tiled flooring, double panelled radiator, stairs to first floor landing and doors lead off to rooms including;



BAY FRONTED LOUNGE 5.51m x 4.47m (18'1" x 14'8")

With original bay window to front with inset lead pattern and stained glass to skylights, cornice to ceiling, decorative picture rail, pendant light fitting, feature fireplace with ceramic tiled hearth and insert and open cast iron grate, stripped and treated floorboards, TV aerial connection point, double panelled radiator and power points.



SITTING ROOM 5.18m x 3.63m (17'0" x 11'11")

With multi-glazed patio doors to rear with glazed panels to sides and original lead patterned stained glass to skylight, cornice to ceiling, decorative picture rail, two pendant light fittings, stripped and treated floorboards, feature fireplace with ceramic tiled hearth and inset, double panelled radiator and power points.



DOWNSTAIRS WC 1.70m x 0.94m (5'7" x 3'1")

With double glazed window to side, enclosed light fitting, half wood panelling to walls, original Minton tiled flooring, a white suite comprising of low level WC, wall mounted sink unit and door to under stairs storage cupboard providing ample domestic shelving and storage space.



FITTED KITCHEN 4.14m x 3.07m (13'7" x 10'1")

With double glazed bay window to side, coving to ceiling, five spotlight fittings, a range of base and wall mounted solid wood storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in plasticised bowl and a half sink unit with mixer tap above, space for condenser dryer, plumbing for dishwasher, space for fridge/freezer and space for range cooker with extractor hood above, ceramic splashback tiling, ceramic floor tiling, kick board heater, power points and door leads off to;



DINING ROOM 4.95m x 2.44m (16'3" x 8'0")

With Upvc double glazed patio doors to side with double glazed units to side, Upvc double glazed picture window to rear, part panelled/part glazed frosted access door, two pendant light fittings, double panelled radiator and power points.



FIRST FLOOR LANDING

With original lead patterned and stained glass window to side, cornice to ceiling, pendant light fitting, decorative dado rail and doors lead off to rooms including;



BEDROOM ONE 4.50m x 3.10m (14'9" x 10'2")

With double glazed window to front with original lead pattern and stained glass skylights, artex to ceiling, coving, pendant light fitting, double panelled radiator, Virgin Media connection point (subject to usual transfer regulations) and recessed area with built in storage cupboard providing ample domestic hanging and storage space and door leads off to;



EN-SUITE SHOWER ROOM 2.31m x 1.17m (7'7" x 3'10")

With coving to ceiling, extractor fan, enclosed light fitting, fully tiled in high glaze wall ceramics with decorative border tile, a coloured suite comprising low level WC, vanity sink unit and walk in double shower enclosure with Gainsborough Energy 1000 Ex electric shower and vinyl cushion flooring.



BEDROOM TWO (REAR) 4.11m x 3.61m (13'6" x 11'10")

With double glazed window to rear with original lead pattern and stained glass skylights, coving, pendant light fitting, panelled radiator, stripped and treated floorboards, feature fireplace in cast iron with ceramic tiled hearth and power points.



BEDROOM THREE 4.70m x 2.46m reducing to 1.65m (15'5" x 8'1" reducing to 5'5")

With double glazed window to front with inset lead pattern and stained glass skylights, pendant light fitting, decorative picture rail, panelled radiator and power points.



FIRST FLOOR FAMILY BATHROOM 3.05m x 2.57m (10'0" x 8'5")

With glazed window to rear with inset lead pattern and stained glass to skylight, six spotlight fittings, fully tiled in high glaze wall ceramics with inset decorative border tile, towel radiator, vinyl cushion flooring and a four piece suite comprising of low level WC, pedestal sink unit, roll top bath unit with Victorian style mixer tap and hair attachment, walk in shower enclosure with Triton electric shower, extractor fan and door to built in boiler cupboard housing a Baxi 800 boiler providing domestic hot water and central heating systems.



SECOND FLOOR



STUDY 4.93m x 2.21m (16'2" x 7'3")

With glazed window to side, double glazed skylight to rear, pendant light fitting, panelled radiator, power points and access off to;



BEDROOM FOUR 4.90m x 3.96m (16'1" x 13'0")

With double glazed skylight to rear, Upvc double glazed window to front, pendant light fitting, panelled radiator, power points, access to eaves providing ample domestic storage space.



EXTERNALLY

FORE GARDEN

With garden brick walls to borders, metal gates provide pedestrian and vehicular access to the front of the property, gravelled for ease of maintenance, paved pathways and mature shrubs to borders.



ENCLOSED REAR GARDEN

Bounded by mature hedges to borders along with concrete post and timber fencing, decked area providing patio and sitting space, tiered down with stone chipping pathways, a wealth of mature shrubs and plants to borders, access to a detached brick garage.



DOUBLE LENGTH DETACHED BRICK GARAGE 7.77m x 3.10m (25'6" x 10'2")

With two Upvc double glazed window to side, up and over double door, multi-glazed rear access door, electricity consumer unit, four light fittings and power points.

COUNCIL TAX

Band 'D' amount payable to Newcastle under Lyme Borough Council.

Looking To Sell Your Home?

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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 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	47 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



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