

3 Saunders Road, Milehouse, Newcastle, Staffs, ST5 9DE



Freehold Offers in excess of £170,000

Bob Gutteridge Estate Agents are delighted to bring to the market this traditional semi detached home situated in this ever popular and convenient Milehouse location which proves ease of access to local shops, schools and amenities as well as offering good road links to the A34. This home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance lobby, bay fronted lounge, fitted kitchen / diner and to the first floor are three generous bedrooms along with a modern first floor bathroom. Externally the frontage provides off road parking and to the rear an enclosed rear garden can be located. This Home Should Be Viewed At A Potential Purchasers Earliest Convenience !

ENTRANCE LOBBY

With Upvc double glazed frosted front access door, coving to ceiling, decorative ceiling rose, pendant light fitting, textured dado rail, vinyl cushion flooring, double panelled radiator, stairs to first floor landing and part panelled/part glazed door provides access off to;



BAY FRONTED LOUNGE 4.90m x 3.81m (16'1" x 12'6")

With Upvc double glazed bay window to front, artex to ceiling, coving, pendant light fitting, decorative dado rail, double panelled radiator, Virgin media connection point (subject to usual transfer regulations), two wall light fittings, feature fire surround with marble hearth and inset with living flame coal effect gas fire, power points, door to under stairs storage cupboard and door leads off to;



FITTED KITCHEN/DINER 4.83m x 3.02m (15'10" x 9'11")

With Upvc double glazed frosted side access door, two Upvc double glazed windows to rear, artex to ceiling, two pendant light fittings, a range of base and wall mounted soft grey storage cupboards providing ample domestic cupboard and drawer space, square edge work surface with built in stainless steel sink unit with chrome mixer tap above, space for freestanding gas cooker, plumbing for automatic washing machine, space for condenser dryer, space for fridge/freezer, wall mounted extractor hood, panelled radiator, ceramic tiled flooring, ceramic wall tiling and power points.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, artex to ceiling, coving, ceiling rose, pendant light fitting and doors lead off to rooms including;



BEDROOM ONE (FRONT) 3.66m to wardrobe frontage x 2.54m to chimney brea (12'0" to wardrobe frontage x 8'4" to chimney breas)

With Upvc double glazed window to front, two wall light fittings, pendant light fitting, sliding wardrobe door reveals built in wardrobes with drawers providing ample domestic storage space, panelled radiator and power points.



BEDROOM TWO 3.05m x 2.92m (10'0" x 9'7")

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



BEDROOM THREE 3.02m x 1.78m (9'11" x 5'10")

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



FIRST FLOOR BATHROOM 1.91m x 1.75m (6'3" x 5'9")

With Upvc double glazed frosted window to front, two spotlight fittings, a white suite comprising built in dual flush WC, vanity sink unit with chrome waterfall mixer tap above, "P" shaped bath/shower unit with waterfall mixer tap above along with thermostatic direct flow shower, ceramic wall tiling with feature wall tiles, extractor fan and tile effect flooring plus modern towel radiator.



EXTERNALLY

FORE GARDEN

Bounded by concrete post and timber fencing along with garden brick walls, double metal gates provide vehicular access to the front of the property, a paved driveway provides off road parking, raised beds to borders with mature shrubs and access which leads alongside the property providing access off to;



ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing with paved area providing patio and sitting space, metal works tiered down with lawn section, greenhouse, garden timber shed providing ample domestic external storage space.



COUNCIL TAX

Band 'A' 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

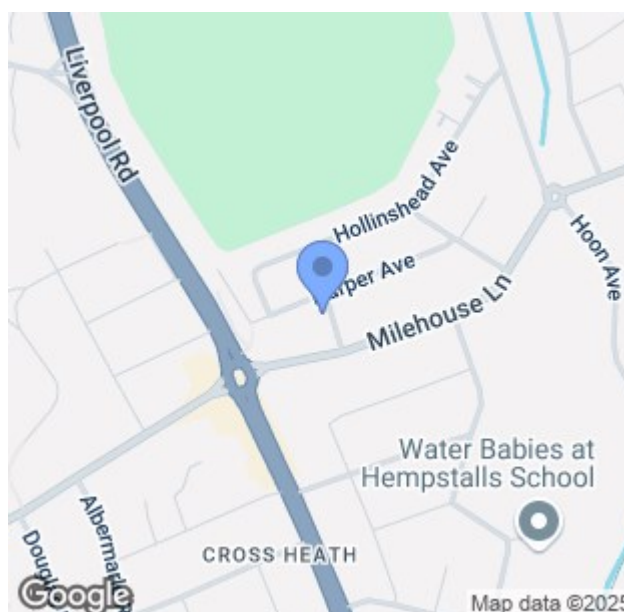
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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		83 B
69-80	C	69 C	
55-68	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

