

## 37 Kings Avenue, Wolstanton, Newcastle, Staffs, ST5 8DQ



**Freehold Open to offers £259,950**

Bob Gutteridge Estate Agents are delighted to bring to the market this handsome traditional semi detached property situated in this leafy and popular Wolstanton location which provides ease of access to Wolstanton where local shops, schools and amenities can all be located as well as being a short distance from the ever popular Wolstanton Marsh. This desirable and spacious home offers the modern day comforts of Upvc double glazing along with gas combination central heating and in brief the accommodation comprises of entrance hall, bay fronted sitting room, separate lounge, fitted kitchen, downstairs WC, and to the first floor are three generous bedrooms along with a first floor family bathroom. Externally the property enjoys garden to both front and rear aspects along with off road parking. We are also pleased to confirm that this home is being sold with the added advantage of No Vendor Upward Chain!

### ENTRANCE HALL

With composite double glazed frosted front access door with frosted panels to sides along with skylights above with inset lead pattern, two pendant light fittings, double panelled radiator, built in electricity meter cupboard with consumer unit and meter, stairs to first floor landing, two power points, recessed under-stairs storage cupboard providing ample domestic shelving and storage space and doors lead off to rooms including;



**BAY FRONTED SITTING ROOM 4.72m into bay x 3.71m (15'6" into bay x 12'2")**

With Upvc double glazed bay window to front with inset lead pattern and skylight, pendant light fitting, double panelled radiator, TV aerial connection point, feature fireplace with built in coal effect electric fire and power points.



**LOUNGE 5.16m into bay x 3.73m (16'11" into bay x 12'3" )**

With Upvc double glazed French doors to rear with double glazed units to sides and skylight, pendant light fitting, double panelled radiator, TV aerial connection socket, Virgin media connection point (subject to usual transfer regulations), power points and feature fire surround with ceramic tiled inset.



**FITTED KITCHEN 4.83m x 2.06m (15'10" x 6'9")**

With Upvc double glazed side access door, two Upvc double glazed windows to side, enclosed light fitting, pendant light fitting, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in four ring brushed stainless steel hob unit with oven beneath and extractor hood above, built in bowl and a half stainless steel sink unit with chrome mixer tap above, space for fridge/freezer, plumbing for automatic washing machine, space for condenser dryer, ceramic tiled flooring, a Worcester combination boiler providing domestic hot water and central heating systems, power points and sliding door provides access off to;



**DOWNSTAIRS WC 1.73m x 0.74m (5'8" x 2'5")**

With Upvc double glazed frosted window to rear, enclosed light fitting, pendant light fitting, a white suite comprising low level WC, pedestal sink unit with ceramic splashback tiling and ceramic tiled flooring.



**FIRST FLOOR LANDING**

With pendant light fitting, access to loft space, Upvc double glazed frosted window to side, power points and doors to rooms including;

**BEDROOM ONE (REAR) 4.39m x 3.73m (14'5" x 12'3")**

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, Virgin media connection point (subject to usual transfer regulations), cast iron feature fire-surround and power points.



**BEDROOM TWO (FRONT) 3.71m x 3.73m (12'2" x 12'3")**

With Upvc double glazed window to front, pendant light fitting, panelled radiator, cast iron feature fire-surround and power points.



**BEDROOM THREE (REAR) 3.18m x 2.11m (10'5" x 6'11")**

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



**FIRST FLOOR BATHROOM 2.11m x 1.93m (6'11" x 6'4")**

With Upvc double glazed frosted window to front, enclosed light fitting, extractor fan, ceramic wall tiling, vinyl cushion flooring, panelled radiator, a white suite comprising built in dual flush WC, vanity sink unit with chrome mixer tap above, "P" shaped bath/shower unit with curved glazed shower screen and mixer tap with shower attachment.



**EXTERNALLY**

**FORE GARDEN**

Bounded by concrete post and timber fencing along with garden brick walls with laurels to borders, a tarmac driveway provides off road parking as well as providing access alongside the property to;



## ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing with concreted area providing patio and sitting space, tiered down with lawn section with mature shrubs and plants to borders, access to garden timber shed providing ample domestic external storage space.



## COUNCIL TAX

Band 'B' 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

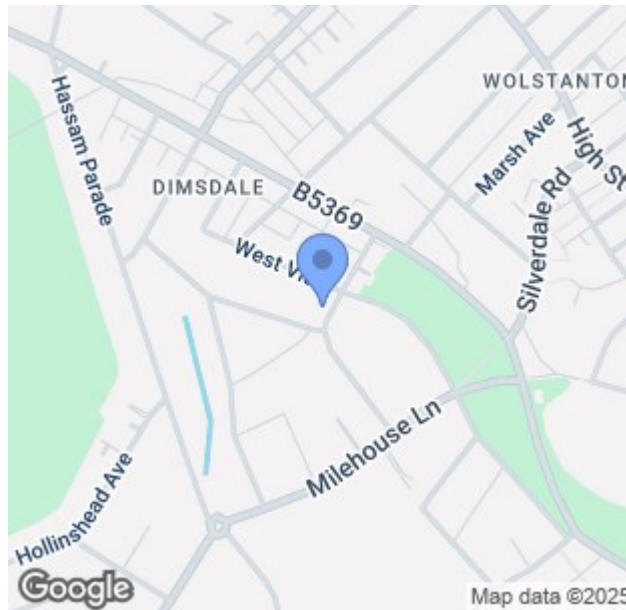
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

37 Kings Avenue, Newcastle, ST5 8DQ



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](http://www.Propertybox.io)

 **Bob Gutteridge**  
ESTATE AGENTS & LETTINGS



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



 **Bob Gutteridge**  
ESTATE AGENTS & LETTINGS