

## 16 Watlands Avenue, Wolstanton, Newcastle, Staffs, ST5 8AS



**Freehold £379,950**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious period semi detached home situated in this ever popular and convenient Wolstanton location which provides ease of access to local shops, schools and amenities. This characterful home offers many original features to include stained glass windows, period fireplaces and original cornice along with much more ! This home offers a wealth of versatile accommodation and in brief comprises of entrance hall, downstairs WC, bay fronted sitting room, separate lounge, conservatory, morning room, fitted kitchen, utility room and to the first floor are four generous bedrooms along with a first floor bathroom and separate WC. To the second floor a fifth bedroom can be located. Externally the property offers a fore garden along with a mature generously sized enclosed rear garden. There is also vehicular access to the rear of the property where a concrete sectional garage can be located. Viewing Of This Home Is A Must !

### ENTRANCE HALL

With part panelled part glazed front access door with inset lead pattern and stained glass, pendant light fitting, smoke alarm, panelled radiator, original Minton tiled flooring, stairs to first floor landing and doors to rooms including;



### DOWNSTAIRS WC 2.26m x 1.12m (7'5" x 3'8")

With Upvc double glazed frosted window to side, pendant light fitting, a white suite comprising of high level WC, vanity sink unit, vinyl cushion flooring and door to cellar with power supply connected.



**BAY FRONTED SITTING ROOM 5.18m into bay x 4.85m (17'0" into bay x 15'11")**

With glazed bay window to front with inset lead pattern and stained glass to skylights, glazed window to side with inset lead pattern and stained glass, original cornice to ceiling, decorative plate rack, three lamp light fitting, panelled radiator, feature fire surround with open cast iron grate and power points.



**LOUNGE 6.30m x 4.57m (20'8" x 15'0")**

With glazed window to front with inset lead pattern and stained glass to skylights, three pendant light fittings, decorative plate rack, feature fire surround with built in living flame coal effect gas fire, two wall light fittings, Virgin Media connection point (subject to usual transfer regulations), double panelled radiator, power points and access leads off to;



**CONSERVATORY 3.10m x 2.54m (10'2" x 8'4")**

With Upvc double glazed panels to side and rear aspects, vinyl cushion flooring and power points.



**MORNING ROOM 4.24m x 2.92m (13'11" x 9'7")**

With frosted glazed window to side, pendant light fitting, open brick feature fireplace with mantle shelf, engineered oak flooring, panelled radiator, built in storage cupboards, power points and access leads off to;



**FITTED KITCHEN 4.11m x 2.62m (13'6" x 8'7")**

With two glazed windows to rear, four lamp light fitting, a range of base mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, butchers woodblock work surfaces with built in Belfast sink unit with mixer tap above, space for range cooker with extractor hood above, ceramic wall tiling, vinyl cushion flooring, power points, integrated fridge plus dishwasher and access off to;



**UTILITY ROOM 2.87m x 0.89m (9'5" x 2'11")**

With frosted glazed window to rear, part panelled part glazed rear access door, fully tiled in high glazed wall ceramics, quarry tiled flooring, plumbing for automatic washing machine and power points.

**FIRST FLOOR LANDING**

With frosted glazed window to side with inset lead pattern and stained glass, two pendant light fittings, smoke alarm, stairs to second floor landing and doors to rooms including;



**BEDROOM ONE (FRONT) 4.22m x 4.83m (13'10" x 15'10")**

With multi-glazed windows to front and side aspects, pendant light fitting, decorative picture rail, cast iron fireplace, two panelled radiators and power points.



**BEDROOM TWO (FRONT) 4.50m x 3.73m + bay (14'9" x 12'3" + bay )**

With two multi-glazed windows to front, original cornice to ceiling, decorative picture rail, two pendant light fittings, panelled radiator, cast iron feature fireplace and power points.



**BEDROOM THREE (REAR) 4.60m x 3.56m (15'1" x 11'8")**

With multi-glazed window to rear, pendant light fitting, decorative picture rail, feature fire surround, panelled radiator and power points.



**BEDROOM FOUR (REAR) 4.24m x 2.72m (13'11" x 8'11")**

With multi-glazed window to rear, pendant light fitting, panelled radiator, power points and door to built in storage cupboard.



**FIRST FLOOR BATHROOM 2.39m x 2.29m (7'10" x 7'6")**

With Upvc double glazed frosted window to side, three lamp light fitting, a white suite comprising of pedestal sink unit, rolltop bath unit with Victorian style mixer tap with shower attachment, corner glazed shower cubicle with thermostatic direct flow shower with separate hair attachment, aqua boarding to splashback and vinyl cushion flooring.



**SEPARATE WC 1.52m x 0.81m (5'0" x 2'8")**

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



**SECOND FLOOR LANDING**

With door to built in boiler cupboard housing a gas combination boiler providing the domestic hot water and central heating systems. Access off to;



**BEDROOM FIVE 4.60m x 4.55m (15'1" x 14'11")**

With multi-glazed window to front, smoke alarm, pendant light fitting, cast iron fireplace and power points.



**EXTERNALLY**



**FORE GARDEN**

Bounded by garden brick walls with two metal gates providing pedestrian access to the front of the property, lawn section, stone and paved pathways and mature shrubs and plants to borders. Access alongside the property to;

## ENCLOSED REAR GARDEN

Bounded by concrete/timber post and timber panels along with garden brick walls, a paved area provides ample patio and sitting space, paved pathways, three lawn sections with a wealth of mature shrubs/plants to borders and access via a garden timber gate provides access to the rear of the property where a concrete sectional garage can be located.



## COUNCIL TAX

Band 'D' 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.

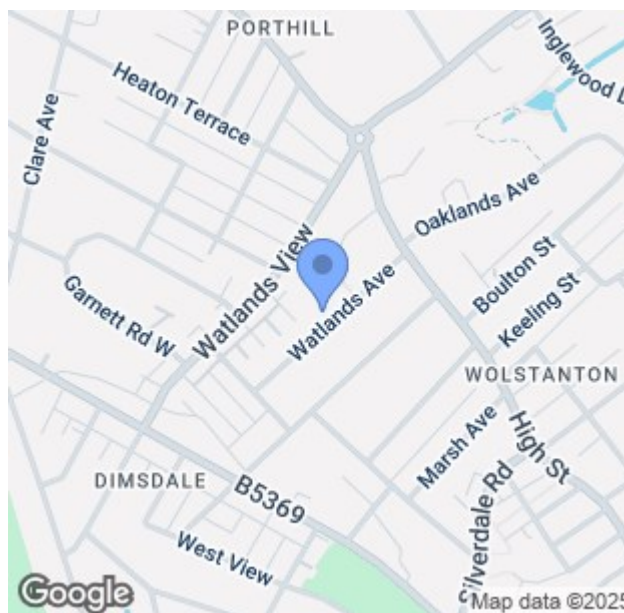
**VIEWING**

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



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

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ESTATE AGENTS & LETTINGS



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 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 |

