

33 Clare Avenue, Porthill, Newcastle, Staffs, ST5 8EJ



Freehold £180,000

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional semi detached home situated in this ever popular and convenient Porthill location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A34 & A500. This home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of storm porch, entrance hall, through lounge, fitted kitchen / diner and to the first floor are three generous bedrooms along with a first floor shower room and separate WC. Externally the property offers gardens to 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 !

STORM PORCH

With Upvc double glazed front access door with inset lead pattern, double glazed units to sides with inset lead pattern and Upvc double glazed front access door leads off to;

ENTRANCE HALL

With Upvc double glazed frosted window to front with inset lead pattern, smoke alarm, pendant light fitting, built in electricity meter cupboard, BT telephone point (Subject to usual transfer regulations), power point, stairs to first floor landing and doors lead off to rooms including;



THROUGH LOUNGE 5.11m x 3.33m (16'9" x 10'11")

With Upvc double glazed bay window front with inset lead pattern, Upvc double glazed window to rear, coving to ceiling, three lamp light fitting, feature fireplace with built in living flame coal effect gas fire, TV aerial connection point, power points and double panelled radiator.



FITTED KITCHEN / DINING ROOM 3.91m into bay x 2.84m (12'10" into bay x 9'4")

With Upvc double glazed bay window to rear, LED light fitting, panelled radiator, a range of base and wall mounted textured storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with taps above, space for freestanding electric cooker, plumbing for automatic washing machine, space for condenser dryer, panelled radiator, TV aerial connection point, space for under counter fridge plus freezer, power points and access off to;



REAR LOBBY

With Upvc double frosted rear access door, Upvc double glazed window to side, pendant light fitting, panelled radiator and door to under stairs storage cupboard providing ample domestic storage space.



FIRST FLOOR LANDING

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



BEDROOM ONE (FRONT) 2.62m x 2.74m to wardrobe frontage (8'7" x 9'0" to wardrobe frontage)

With Upvc double glazed window to front with inset lead pattern, pendant light fitting, panelled radiator, power points and built in double wardrobe providing ample domestic hanging space and storage space.



BEDROOM TWO (REAR) 3.91m to chimney breast x 2.41m (12'10" to chimney breast x 7'11")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points, BT telephone extension and built in double wardrobe providing ample domestic hanging space and storage space.



BEDROOM THREE (REAR) 2.79m x 2.39m (9'2" x 7'10")

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



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

With Upvc double glazed frosted window to front with inset lead pattern, pendant light fitting, coving, a white suite comprising of pedestal sink unit with taps above, built in shower enclosure with thermostatic direct flow shower, aqua boarding to splashback, ceramic wall tiling, wall mounted electric shaver socket, panelled radiator and door to built in boiler cupboard housing a Baxi gas combination boiler providing the domestic hot water and central heating systems.



SEPARATE WC 1.63m x 0.74m (5'4" x 2'5")

With Upvc double glazed frosted window to front with inset lead pattern, pendant light fitting and a low level WC.



EXTERNALLY



FORE GARDEN

Bounded by garden concrete block walls along with concrete post and timber fencing, lawn section with mature shrubs to borders, a flagged driveway provides off road parking along with access alongside the property to;



REAR GARDEN

Bounded by garden brick walls along with concrete post and timber fencing, a paved area provides patio and sitting space, lawn section with mature shrubs to borders and access leads off to;



DETACHED SECTIONAL GARAGE

With metal up and over door plus 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.



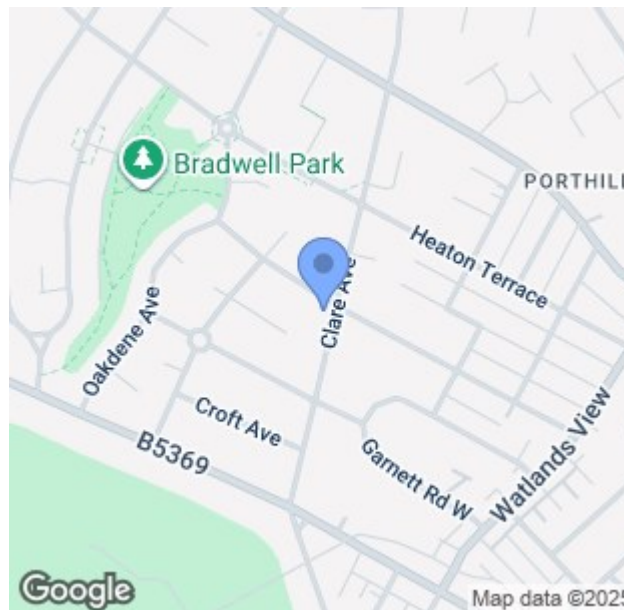
Ground Floor



First Floor

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

 **Bob Gutteridge**
ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	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

