

82 Cotswold Avenue, Knutton, Newcastle, Staffs, ST5 6HT



Freehold £139,950

Bob Gutteridge Estate Agents are pleased to offer to the market this semi detached home situated on a desirable corner plot in this ever popular and convenient Knutton location which provides good road links to the A34. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of through lounge/diner, fitted kitchen/breakfast room, store and to the first floor are two double bedrooms along with a first floor bathroom. Externally the property offers gardens to front, side and rear along with ample off road parking for several vehicles. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN ! Viewing Advised !

ENTRANCE HALL 1.88m x 1.85m (6'2" x 6'1")

With Upvc double glazed composite front access door, pendant light fitting, battery smoke alarm, single panelled radiator, wood laminate flooring, stairs to first floor and doors leading off to;



THROUGH LOUNGE / DINER 4.88m x 3.15m (16'0" x 10'4")

With Upvc double glazed windows to front and rear aspects, two pendant light fittings, single panelled radiator, feature brick fireplace with fitted coal-effect gas fire, wood effect laminate flooring, Virgin Media connection point (subject to usual transfer regulations) and power points.



**FITTED KITCHEN / BREAKFAST ROOM 3.66m x 2.84m maximum
(12'0" x 9'4" maximum)**

With Upvc double glazed windows to rear, pendant light fitting, battery smoke alarm, single panelled radiator, vinyl cushion flooring, Main gas boiler providing the domestic hot water and heating systems, a range of base and wall mounted kitchen storage cupboards providing ample domestic cupboard and drawer space, round-edge work surfaces, built-in stainless steel sink unit with mixer tap above, built-in Candy fan assisted oven with grill above, built-in Whirlpool four ring gas hob unit, access to understairs storage cupboard, access to built-in pantry, power points, plumbing for automatic washing machine and doors leading off to;



STORE ROOM 1.75m x 2.44m (5'9" x 8'0")

With Upvc double glazed frosted window to front, pendant light fitting, built-in storage cupboards providing ample domestic storage space, built-in meter cupboard housing gas/electric meter, electricity consumer unit, power points and door leading off to;



HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 2.82m x 1.12m (9'3" x 3'8")

With Upvc double glazed windows to front, side and rear aspects, Upvc double glazed frosted front access door, wall mounted light fitting, space for fridge/freezer, space for condenser dryer, power points and vinyl cushion flooring.



FIRST FLOOR LANDING 1.60m x 1.42m (5'3" x 4'8")

With Upvc double glazed window to rear, pendant light fitting, battery smoke alarm, loft access and doors leading off to rooms including;



BEDROOM ONE 4.88m x 3.15m (16'0" x 10'4")

With Upvc double glazed windows to front and rear aspects, pendant light fitting, single panelled radiator, power points, TV aerial connection point and wood effect laminate flooring.



BEDROOM TWO 2.82m x 3.07m (9'3" x 10'1")

With Upvc double glazed window to front, pendant light fitting, single panelled radiator, power points and built-in cupboard providing ample domestic storage space.



FIRST FLOOR BATHROOM 2.11m x 1.68m maximum (6'11" x 5'6" maximum)

With Upvc double glazed frosted window to rear, pendant light fitting, single panelled radiator, a coloured suite comprising low level WC, pedestal sink unit, panelled bath unit with mixer tap and separate hair attachment, fully tiled in ceramic wall tiles and vinyl cushion flooring.



EXTERNALLY

FORE GARDEN

Bounded by concrete post and timber fencing, a metal gate provides pedestrian access to the front of the property, steps tier down to the frontage, lawn section with mature shrubs and plants to borders and access leads to;



SIDE GARDEN

Bounded by concrete post and timber fencing, double metal gates provide vehicular access to the side of the property, a paved and cobbled driveway provides off road parking for several vehicles along with providing access off to;



ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, a paved area provides ease of maintenance along with ample domestic patio and sitting 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.



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		81 B
69-80	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

