

2 Watlands View, Porthill
Newcastle, Staffs ST5 8AA
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1 Woolliscroft Avenue, May Bank, Newcastle, Staffs, ST5 0NR



Freehold £280,000

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented and up to date semi detached home situated in this highly regarded May Bank location which provides ease of access to local shops, schools and amenities as well as offering good road links into Newcastle and Festival Park. As you would expect this property is enhanced with the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, bay fronted lounge, beautiful open plan fitted kitchen/dining room, downstairs WC, utility room and to the first floor are three generous bedrooms along with a first floor modern bathroom. Externally the property offers gardens to both front and rear along with off road parking and a detached sectional garage. We are also pleased to confirm this home is being sold with the advantage of No Vendor Chain!

ENTRANCE HALL

With Upvc composite double glazed frosted front access door with double glazed frosted panels to sides and skylights, four spotlight fittings, smoke alarm, open glass staircase, porcelain tiled flooring, modern double panelled radiator, stairs to first floor landing and doors lead off to rooms including;

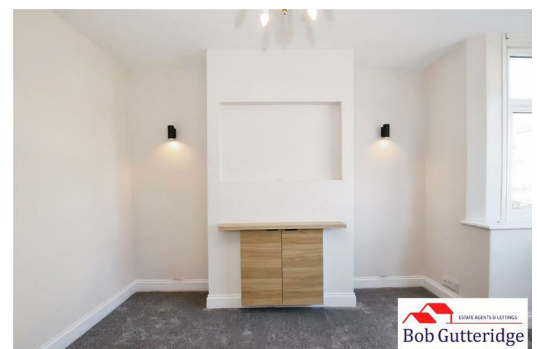


UNDER STAIRS STORE

With Upvc double glazed frosted window to side, electricity consumer unit, quarry tiled flooring, meter and ample domestic shelving and storage space.

BAY FRONTED LOUNGE 4.17m into bay x 3.63m (13'8" into bay x 11'11")

With Upvc double glazed bay window to front, five lamp light fitting, two wall light fittings, media wall with base for TV fitting, BT telephone point (subject to usual transfer regulations), TV aerial connection point, panelled radiator and power points.



LUXURY OPEN PLAN FITTED KITCHEN/DINING ROOM 5.66m x 3.28m (18'7" x 10'9")

With Upvc double glazed patio doors to rear, Upvc double glazed window to side, six LED spotlight fittings, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in four ring Zanussi gas hob unit with Baumatic extractor hood above, integrated Beko fan assisted oven with built in microwave above, built in stainless steel sink unit with mixer tap above, integrated slimline dishwasher, modern double panelled radiator, porcelain tiled flooring, ceramic splashback tiling, power points and Bi-fold door provides access off to rear lobby area;



REAR LOBBY AREA

With Upvc double glazed frosted side access door, porcelain tiled flooring and door leads off to;

DOWNSTAIRS WC 1.45m x 0.79m (4'9" x 2'7")

With Upvc double glazed frosted window to rear, pendant light fitting, low level built in dual flush WC, xxxxxxxxxxxxxxxx with sink unit above along with chrome mixer tap, porcelain tiled wall tiling and floor tiling.



UTILITY ROOM 1.83m x 1.02m (6'0" x 3'4")

With Upvc double glazed frosted window to rear, pendant light fitting, ceramic wall and floor tiling, plumbing for automatic washing machine, a Worcester combination boiler providing domestic hot water and central heating systems.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, three LED spotlight fittings, access to loft space, smoke alarm and doors to rooms including;



BEDROOM ONE (FRONT) 3.91m x 3.61m (12'10" x 11'10")

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



BEDROOM TWO 2.95m x 3.28m to chimney breast (9'8" x 10'9" to chimney breast)

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, modern grey wood effect laminate flooring, power points and built in wardrobes providing ample domestic hanging and storage space etc.



BEDROOM THREE 3.02m maximum x 1.96m (9'11" maximum x 6'5")

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



FIRST FLOOR BATHROOM 1.88m x 1.63m (6'2" x 5'4")

With Upvc double glazed frosted window to side, enclosed light fitting, fully tiled in porcelain wall tiles, ceramic tiled flooring, a built in suite comprising of built in dual flush WC, vanity sink unit with chrome mixer tap above, "L" shaped bath/shower unit with glazed shower screen along with thermostatic direct flow shower and modern chrome towel radiator.



EXTERNALLY

FORE GARDEN

Bounded by concrete post and timber fencing along with garden brick walls, a paved frontage allows for off road parking along with ease of maintenance, tarmac driveway which leads alongside the property providing further off road parking along with access off to;

REAR GARDEN

Bounded by concrete post and timber fencing with paved area providing ample domestic patio and sitting space, lawn section, paved pathways lead to a further paved area to rear and access to a;



DETACHED SECTIONAL GARAGE

With metal up and over door, two glazed windows to sides and 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.

1 Wooliscroft Avenue, Newcastle, ST5 0NR



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 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

