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ESTATE AGENTS & LETTINGS
Bob Gutteridge

22 Greenock Close, Newcastle, Staffs, ST5 2LG







Freehold Offers in excess of £350,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious detached family home, situated on a generous plot in this convenient Newcastle location. The property provides ease of access to Newcastle town centre, whilst also being well placed for good local shops, schools and a wide range of amenities. The property occupies a desirable plot, offering ample off-road parking for several vehicles, together with an attached brick-built garage and gardens to both the front and rear aspects. As you would expect, this beautifully presented home offers the modern-day comforts of Upvc double glazing, together with gas combination central heating, and in brief the versatile accommodation comprises entrance hall, downstairs WC, sitting room/bedroom five, spacious "L"-shaped lounge/dining room, modern fitted kitchen and utility room. To the first floor are four further bedrooms, including bedroom two with en-suite shower room, together with a first-floor family bathroom. The flexible layout provides excellent accommodation for modern family living, with the ground-floor sitting room/bedroom five offering the versatility to be used as either an additional reception room, home office or bedroom, depending upon individual requirements.

Beautifully presented throughout and occupying a generous plot with excellent parking and garaging, this impressive detached home is sure to attract considerable interest.

Internal inspection is considered ESSENTIAL!

ENTRANCE HALL

With Upvc double-glazed frosted side access door with inset lead pattern, spotlight fitting, engineered oak flooring, and doors lead off to rooms including:



DOWNSTAIRS WC 1.63m x 0.76m (5'4" x 2'6")

With Upvc double-glazed frosted window to side, spotlight fitting, ceramic half-wall tiling, a white suite comprising low-level dual-flush WC, vanity sink unit with chrome mixer tap above, modern vertical towel radiator, and oak-effect laminate flooring.



SITTING ROOM / BEDROOM FIVE 5.16m x 2.44m (16'11" x 8'0")

With Upvc double-glazed windows to front and side aspects, coving to ceiling, three spotlight fittings, pendant light fitting, panelled radiator, TV aerial connection point, power points, and door to built-in electricity meter cupboard with consumer unit.





"L" SHAPED LOUNGE / DINING ROOM 4.52m reducing in dining area to 3.15m x 6.93m red (14'10" reducing in dining area to 10'4" x 22'9" re)

With Upvc double-glazed window to front aspect, Upvc double-glazed sliding patio door to rear aspect, coving to ceiling, two pendant light fittings, two wall light fittings, engineered oak flooring, feature fireplace with built-in coal-effect electric fire, TV aerial connection point, two double panelled radiators, power points, stairs to first floor landing, and door provides access off to:









FITTED KITCHEN 5.03m x 2.67m (16'6" x 8'9")

With Upvc double-glazed window to rear aspect, Upvc double-glazed frosted rear access door, two four-lamp light fittings, coving to ceiling, a range of base and wall-mounted Shaker wood-effect storage cupboards providing ample domestic cupboard and drawer space, square-edge work surface with built-in porcelain bowl-and-a-half sink unit with mixer tap above, space for fridge/freezer, space for range cooker with extractor hood above, ceramic splashback tiling, modern grey wood-effect vinyl cushion flooring, panelled radiator, power points, and door leads off to:





UTILITY ROOM 2.13m maximum x 1.98m reducing to 0.89m (7'0" maximum x 6'6" reducing to 2'11")

With Upvc double-glazed window to front, enclosed light fitting, plumbing for automatic washing machine, space for condenser dryer, panelled radiator, modern grey wood-effect vinyl cushion flooring, and power points.



FIRST FLOOR LANDING

With Upvc double-glazed window to side, coving to ceiling, battery/mains smoke alarm, two enclosed light fittings, access to loft space, door to built-in airing cupboard providing ample domestic shelving and storage space, along with panelled radiator providing drying space, and doors lead off to rooms including:



BEDROOM ONE (REAR) 3.76m x 3.63m (12'4" x 11'11")
With Upvc double-glazed window to rear, coving to ceiling, pendant light fitting, panelled radiator, and power points.





BEDROOM TWO (FRONT) 3.15m x 3.63m reducing to 2.87m (10'4" x 11'11" reducing to 9'5")
With Upvc double-glazed window to front, coving to ceiling, pendant light fitting, panelled radiator, power points, and door leads off to:





EN-SUITE SHOWER ROOM 3.48m reducing to 1.42m x 1.47m reducing to 0.74m (11'5" reducing to 4'8" x 4'10" reducing to 2'5")
With Upvc double-glazed frosted window to side, two enclosed light fittings, ceramic half-wall tiling with coordinating border tile, a white suite comprising low-level dual-flush WC, pedestal sink unit with chrome mixer tap above, walk-in shower enclosure with electric shower, wood-effect vinyl cushion flooring, and modern vertical towel radiator.





BEDROOM THREE (REAR) 3.43m x 2.77m (11'3" x 9'1")
With Upvc double-glazed window to rear, coving to ceiling, pendant light fitting, panelled radiator, and power points.





BEDROOM FOUR (FRONT) 3.33m x 1.75m (10'11" x 5'9")

With Upvc double-glazed window to front, coving to ceiling, four-lamp light fitting, panelled radiator, and power points.





FIRST FLOOR BATHROOM 2.13m x 1.78m (7'0" x 5'10")

With Upvc double-glazed frosted window to side, Aqua boarding to walls, coving to ceiling, three-lamp light fitting, a white suite comprising low-level dual-flush WC, pedestal sink unit with monobloc chrome mixer tap above, P-shaped bath with shower unit and monobloc chrome central taps, along with thermostatic direct-flow shower with separate hand attachment, modern vertical towel radiator, and tile-effect laminate flooring.



EXTERNALLY

FORE GARDEN

Bounded by garden brick walls, with an expansive brick-paved driveway providing ample off-road parking for several vehicles, artificial grassed area to frontage providing ease of maintenance, with raised beds. Access leads alongside the property, providing access off to:







ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing, along with mature hedges to borders. A paved area provides ample domestic patio and sitting space, lawn section with a wealth of mature shrubs, fruit trees and plants to borders, along with bark chippings, and access to an external aluminium shed providing ample domestic external storage space, with external power supply and water connected.







ATTACHED GARAGE

With roller front access door, Upvc double glazed window to side, door into kitchen and power supply and lighting connected.

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 or 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.

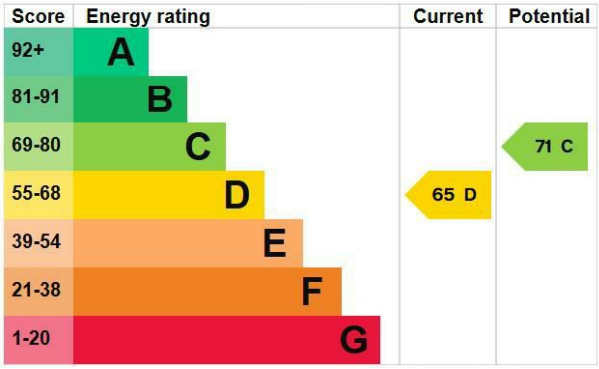
Greenock Close, Newcastle



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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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

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