

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



33 Collard Avenue, Newcastle, ST5 9LH

Asking Price

£165,000

- Three Bedrooms
- GF White Bathroom Suite
- Combi Boiler
- No Chain!
- Fully Modernised
- Off Road Parking
- UPVC Double Glazing
- Convenient Location

Situated on the popular Collard Avenue in Newcastle-under-Lyme, this well-presented and thoughtfully modernised semi-detached home offers comfortable living ideal for families, first-time buyers, or investors alike.

The property boasts three well-proportioned bedrooms, along with bright and spacious living accommodation that has been updated to a modern standard throughout. The layout provides a practical and versatile living space, perfect for everyday family life.

Externally, the property benefits from a pleasant setting within a sought-after residential area, with local amenities and transport links all within easy reach, as well as being across the road from the well regarded Hempstalls Primary School.

Offered for sale with no onward chain, this is an excellent opportunity for buyers looking for a straightforward purchase.

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE PORCH

Composite front door. Tiled floor.

SMALL ENTRANCE HALL

Timber front door. Laminate flooring. Radiator. Stairs to the first floor.

LOUNGE

14'11 x 9'10 (4.55m x 3.00m)

Laminate flooring. UPVC double glazed window. Feature fireplace. Radiator. Under stairs storage cupboard containing the combi boiler.

KITCHEN

9'9 x 6'11 (2.97m x 2.11m)

Range of white wall cupboards and base units with integrated electric oven and hob. Plumbing for washing machine. Space for fridge. UPVC double glazed window. UPVC double glazed rear door. Radiator. Vinyl flooring.

BATHROOM

7'7 x 4'8 (2.31m x 1.42m)

White suite consisting of bath with shower fitting over, pedestal wash basin and wc. Radiator. UPVC double glazed window. Laminate flooring. Part tiled walls.

FIRST FLOOR

LANDING

New fitted stair and landing carpet. UPVC double glazed window. Access to the loft.

BEDROOM ONE

10'9 x 10'3 (3.28m x 3.12m)

UPVC double glazed window. New fitted carpet. Radiator.

BEDROOM TWO

11'11 x 8'6 (3.63m x 2.59m)

UPVC double glazed window. New fitted carpet. Radiator.

BEDROOM THREE

8'9 x 6'0 (2.67m x 1.83m)

UPVC double glazed window. New fitted carpet. Radiator.

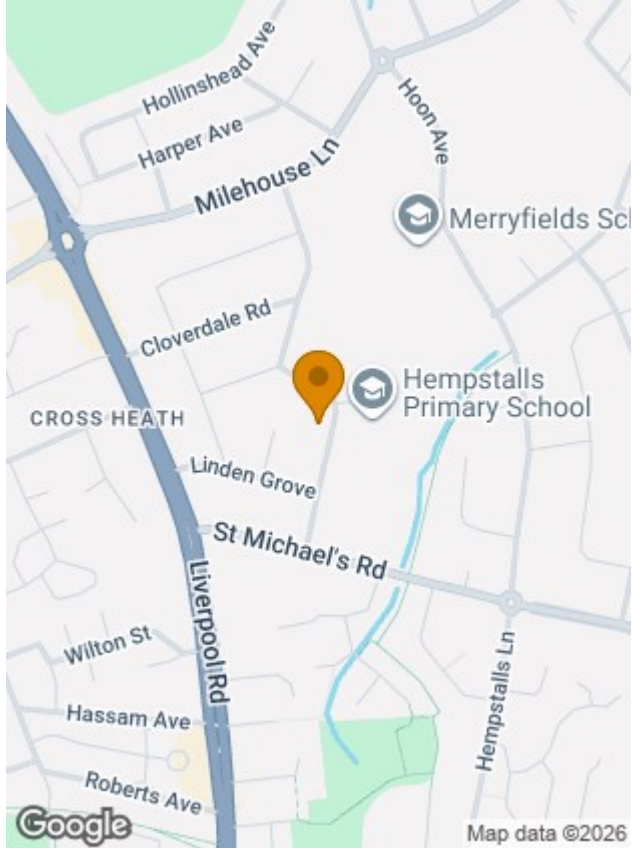
OUTSIDE

There is a gravel driveway and lawn to the front and an enclosed lawned garden to the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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