

41 Hollinshead Avenue, Milehouse, Newcastle, Staffs, ST5 9DD



Freehold Offers in excess of £169,950

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional bay-fronted semi-detached home, situated within the highly regarded residential location of Milehouse. A particular feature of the property is the delightful rear outlook over the ever-popular Wolstanton Golf Club, creating an attractive and peaceful setting. Ideally suited to families, first-time buyers, and a wide range of purchasers, the property is conveniently located close to local shops, schools and other amenities, whilst also offering excellent road links to the A34. As expected, the home benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating. In brief, the accommodation comprises an entrance lobby, bay-fronted lounge, fitted kitchen/dining room, and ground floor WC. To the first floor are three well-proportioned family-sized bedrooms together with a family bathroom. Externally, the property enjoys a landscaped foregarden providing off-road parking for two vehicles. To the rear is a generous enclosed garden enjoying an enviable position backing directly onto Wolstanton Golf Club.

Viewing is highly recommended to fully appreciate the accommodation, superb rear outlook, and sought-after location this family home has to offer.

ENTRANCE LOBBY

With part-panelled, part-glazed front access door, pendant light fitting, staircase rising to the first floor landing, and door leading to:

BAY FRONTED LOUNGE 4.93m x 3.81m (16'2" x 12'6")

With Upvc double-glazed bay window to the front, coving to ceiling, pendant light fitting, panelled radiator, TV aerial connection point, BT telephone connection point (subject to the usual transfer regulations), power points, and access to:



UNDERSTAIRS STORE

With Upvc double-glazed frosted window to the side and ample domestic shelving and storage space.

FITTED KITCHEN / DINING ROOM 4.90m maximum x 3.02m (16'1" maximum x 9'11")

With Upvc double-glazed window to the rear, pendant light fitting, panelled radiator, a range of base and wall-mounted beech wood-effect storage cupboards providing ample domestic cupboard and drawer space, rolled-edge work surfaces incorporating a built-in stainless steel sink unit with chrome mixer tap above, space for a freestanding electric cooker with extractor hood above, space for a condenser dryer, space for an under-counter fridge, recessed area providing space for an under-counter freezer, ceramic tiled flooring, power points, and a gas combination boiler providing the domestic hot water and central heating systems. A part-panelled, part-glazed frosted door provides access to:



REAR LOBBY AREA

With part-panelled, part-glazed side access door and access to:

DOWNSTAIRS WC

With Upvc double-glazed frosted window to the rear, pendant light fitting, ceramic tiled flooring, and a white low-level WC.



FIRST FLOOR LANDING

With Upvc double-glazed window to the side, pendant light fitting, and doors leading off to:



BEDROOM ONE (FRONT) 4.39m x 2.97m (14'5" x 9'9")

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



BEDROOM TWO (REAR) 3.05m x 2.97m (10'0" x 9'9")

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



BEDROOM THREE (REAR) 3.05m x 1.80m (10'0" x 5'11")

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

FIRST FLOOR BATHROOM 1.93m x 1.80m (6'4" x 5'11")

With Upvc double-glazed frosted window to the front, light fitting, extractor fan, fully tiled in high-gloss white wall ceramics, and a white suite comprising a low-level WC, corner bath with shower over, circular wash hand basin with chrome mixer tap above, and panelled radiator.



EXTERNALLY



FORE GARDEN

With boundaries formed by concrete posts and timber fencing. A brick-paved driveway provides ample off-road parking, whilst side access leads to:

REAR GARDEN

With boundaries formed by concrete posts and timber fencing. A timber decked area provides ample domestic patio and sitting space, together with access to two timber garden sheds providing excellent external storage. The garden also enjoys a lawn section with mature shrubs and plants to the borders, together with a delightful outlook towards Wolstanton Golf Course.



COUNCIL TAX

Band 'A' amount payable to Newcastle-under-Lyme Borough Council/City of Stoke-on-Trent 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

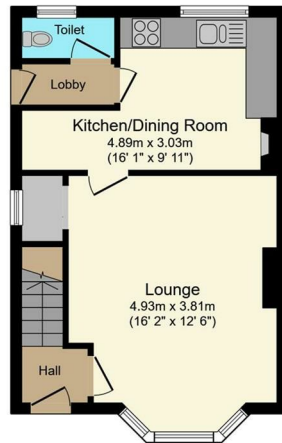
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

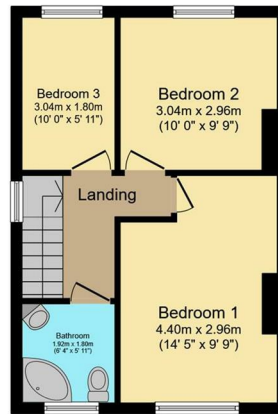
Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

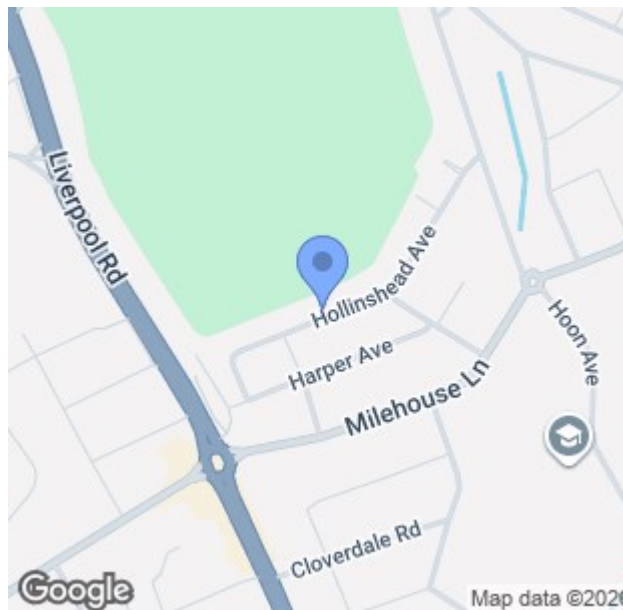


Ground Floor



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	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

