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ESTATE AGENTS & LETTINGS
Bob Gutteridge

25 Oaklands Avenue, Wolstanton, Newcastle, Staffordshire, ST5 0EX

Freehold Offers in excess of £275,000

Bob Gutteridge Estate Agents are delighted to bring to the market this attractive traditional semi-detached home occupying an enviable position overlooking a pleasant green. Situated within this convenient Wolstanton location, the property provides ease of access to local shops, schools and amenities, whilst also being ideally placed for access to the A34 and A500 road networks. This well presented home benefits from the modern comforts of Upvc double glazing together with gas combination central heating, and in brief the accommodation comprises of entrance hall, bay fronted lounge and a modern fitted kitchen/dining room. To the first floor are three bedrooms along with a family bathroom and an en-suite shower room accessed from bedroom two. Externally, the property enjoys gardens to the front, side and rear elevations, together with off road parking and a detached garage.

Viewing Of This Property Is Considered Essential !

ENTRANCE HALL

With composite double glazed frosted front access door with inset lead pattern and stained glass, pendant light fitting, stairs to first floor landing, parquet flooring, power points, door to under stairs store and access off to;

LOUNGE 4.06m x 3.33m (13'4" x 10'11")

With Upvc double glazed bay window to front with inset lead pattern and stained glass to skylights, original coving to ceiling, pendant light fitting, double panelled radiator, t.v. aerial connection, Sky+HD connection point (Subject to usual transfer regulations), power points, cast iron log burner with surround and slate effect hearth.

LUXURY FITTED KITCHEN / DINING ROOM 6.38m x 3.51m maximum (20'11" x 11'6" maximum)

With Upvc double glazed French doors to rear with double glazed panels to sides with inset lead pattern and stained glass to skylights, Upvc double glazed side access door, Upvc double glazed bay window to side, nine LED spot light fittings, a range of base and wall mounted modern grey storage cupboards providing ample domestic cupboard and drawer space, square edge work surface in granite effect with built in stainless steel sink unit with mixer tap above, integrated CDA ceramic gas hob unit with extractor hood above, built in CDA oven with grill above, ceramic splashback tiling, porcelain tiled flooring, double panelled radiator, t.v. aerial connection point, integrated fridge/freezer, integrated dishwasher, integrated automatic washing machine and power points.

FIRST FLOOR LANDING

With feature Upvc double glazed window to side with inset lead pattern and stained glass, pendant light fitting, battery and mains smoke alarm, panelled radiator and doors to rooms including;

BEDROOM ONE (FRONT) 3.35m x 3.33m (11'0" x 10'11")

With three Upvc double glazed feature windows to front plus one to side with inset lead pattern and stained glass to skylights, pendant light fitting, panelled radiator and power points.

BEDROOM TWO (REAR) 3.40m x 3.15m (11'2" x 10'4")
With Upvc double glazed window to rear with inset lead pattern and stained glass to skylight, pendant light fitting, panelled radiator, t.v. aerial connection point, power points and access off to;

EN-SUITE SHOWER ROOM 1.91m x 1.04m (6'3" x 3'5")
With Upvc double glazed frosted window to rear, enclosed light fitting, a white suite comprising of low level dual flush w.c., pedestal sink unit with chrome mixer tap above, corner glazed shower cubicle with electric shower, fully tiled in wall ceramics and vinyl cushion flooring.

BEDROOM THREE (FRONT) 2.72m x 2.06m (8'11" x 6'9")
With Upvc double glazed feature window to front with inset lead pattern and stained glass, pendant light fitting, picture rail, panelled radiator and power points.

FIRST FLOOR BATHROOM 3.02m x 1.83m maximum (9'11" x 6'0" maximum)

With Upvc double glazed frosted window to rear, two enclosed light fittings, extractor fan, modern chrome towel radiator, a white suite comprising of low level dual flush w.c., vanity sink unit with chrome mixer tap above, panelled bath unit with chrome mixer tap plus thermostatic direct flow shower, fully tiled in modern wall ceramics and vinyl cushion flooring.

EXTERNALLY

FORE GARDEN

Bounded by garden brick walls along with mature hedges to borders, a timber gate provides pedestrian access to the front of the property, stone paved pathways with limestone chipping to border, mature shrubs, access to front porch and a timber gate provides access alongside the property to;

ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing along with mature hedge, double timber gates provide vehicular access to the side of the property to a block paved driveway providing off road parking for two vehicles, a timber decked and paved area creates a patio and sitting space with an artificial grassed area providing ease of maintenance with stone chipping border.

DETACHED SECTIONAL GARAGE

With up and over door, glazed window to side and ample 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 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.

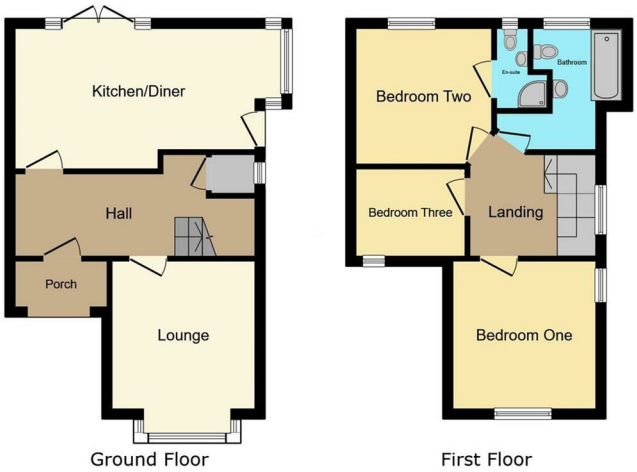
SERVICES

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.

25, Oaklands Avenue, Newcastle, Wolstanton Staffordshire, ST5 0EX, GB



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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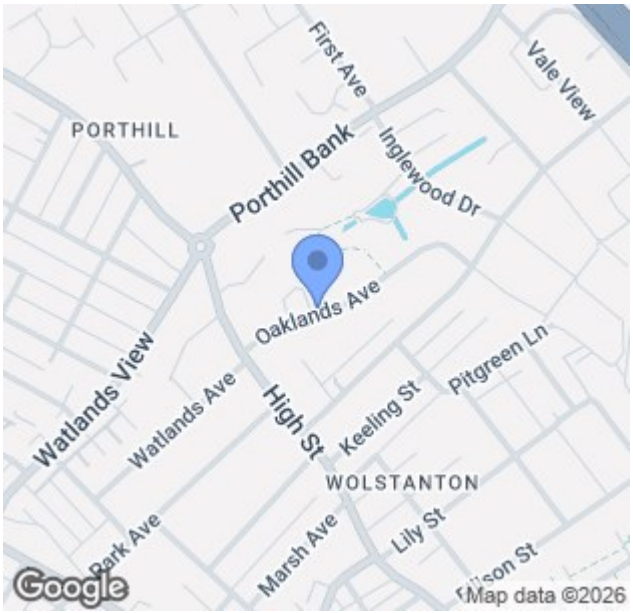

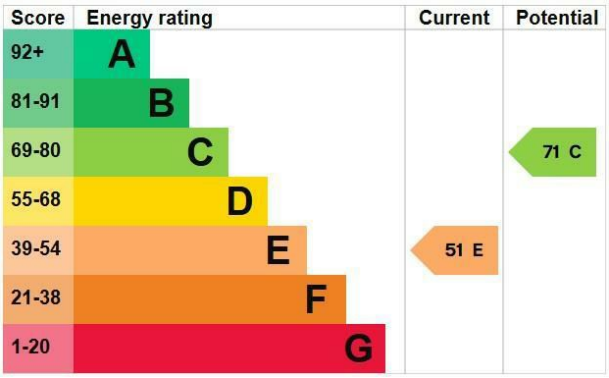

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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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