

28 Park Avenue West, Wolstanton, Newcastle, Staffs, ST5 8DN



Freehold £225,000

Bob Gutteridge Estate Agents are proud to present this desirable residence, occupying a prime plot within the highly sought-after location of Wolstanton.

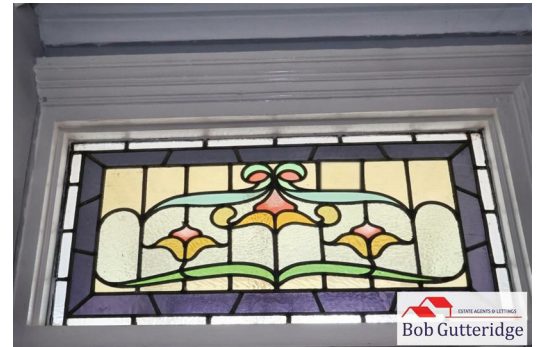
Perfectly positioned for ease of access to local shops, well-regarded schools and excellent amenities, whilst being just a short distance from Wolstanton Marsh, this beautifully appointed home offers the perfect balance of convenience and lifestyle.

This elegant property effortlessly combines period charm with contemporary living, boasting features such as original Minton tiled flooring alongside modern comforts including Upvc double glazing and gas combi central heating. The accommodation comprises a welcoming storm porch, impressive entrance hall, bay-fronted lounge, separate sitting room, and a stylish modern fitted kitchen/dining room, complemented by a downstairs WC and separate utility room. To the first floor, three generously proportioned bedrooms each benefit from their own private en-suite facilities, offering a rare level of comfort and privacy. Externally, the property enjoys attractive, well-stocked gardens to the front and side, along with a forecourt and driveway providing off-road parking for two vehicles.

A truly outstanding home of character and quality, early viewing is highly recommended.

ENTRANCE HALL

With part panelled, part glazed front access door with inset leaded pattern and stained glass with original skylight above, original cornicing to ceiling, pendant light fitting, Minton tiled flooring, feature archway, power points, panelled radiator, stairs to first floor landing and doors lead off to rooms including;



DOWNSTAIRS WC 1.93m x 1.75m reducing to 0.86m (6'4" x 5'9" reducing to 2'10")

With Upvc double glazed frosted window to the rear elevation, a Baxi gas combination boiler providing the domestic hot water and central heating systems, fully tiled in modern wall ceramics, wall light fitting, double panelled radiator, vinyl cushion flooring and a white suite comprising low level WC and wall mounted sink unit with taps above.



BAY FRONTED LOUNGE 4.39m into bay x 3.63m (14'5" into bay x 11'11")

With Upvc double glazed bay window to the front elevation with inset Georgian pattern to skylights, original cornicing to ceiling, pendant light fitting, stripped and treated floorboards, feature brick fireplace with surround, double and single panelled radiators, BT telephone connection point (subject to usual transfer regulations) and power points.



SITTING ROOM 3.68m x 3.68m (12'1" x 12'1")

With Upvc double glazed windows to the front and side elevations with inset Georgian pattern to skylights, coving to ceiling, pendant light fitting, double panelled radiator, power points and a feature brick fireplace with cast iron multi-fuel burner.



FITTED KITCHEN / DINING ROOM 7.75m x 2.69m (25'5" x 8'10")

With Upvc double glazed patio doors to the side elevation with Upvc double glazed panels to side, six LED spotlight fittings, pendant light fitting, coving to ceiling with decorative ceiling rose, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space., square edge butchers block work surfaces with built-in one-and-a-half bowl stainless steel sink unit with chrome mixer tap above, integrated Candy four ring electric hob with extractor hood above, built-in double oven, breakfast bar area, space for fridge/freezer, ceramic tiled flooring, ceramic splashback tiling, power points, wall light fittings and access leads off to;



UTILITY ROOM 2.67m x 1.60m (8'9" x 5'3")

With Upvc double glazed panels to the side and rear aspects, two LED spotlight fittings, plumbing for automatic washing machine, space for condenser dryer, power points and ceramic tiled flooring.

FIRST FLOOR LANDING

With Upvc double glazed window to the rear elevation, pendant light fitting, coving to ceiling and doors lead off to rooms including;



BEDROOM ONE (FRONT) 4.83m reducing to 3.02m x 3.73m (15'10" reducing to 9'11" x 12'3")

With two Upvc double glazed sash style windows to the front elevation with inset Georgian pattern, coving to ceiling, pendant light fitting. two double panelled radiators, power points and door provides access to;



EN-SUITE BATHROOM 2.67m x 1.68m reducing to 1.30m (8'9" x 5'6" reducing to 4'3")

With coving to ceiling, pendant light fitting, ceramic wall tiling with Aqua boarding to splashback areas, a white suite comprising low level dual flush WC, pedestal sink unit with monobloc mixer tap, panelled bath with monobloc mixer tap plus thermostatic direct flow shower with separate handheld attachment, modern vertical towel radiator and ceramic tiled flooring.



BEDROOM TWO (FRONT) 3.63m x 2.72m (11'11" x 8'11")

With Upvc double glazed sash style window to the front elevation with inset Georgian pattern to skylight, coving to ceiling, pendant light fitting, feature cast iron fireplace, panelled radiator, power points and door leads off to;



EN-SUITE SHOWER ROOM 2.59m x 1.02m (8'6" x 3'4")

With enclosed light fitting, coving to ceiling, extractor fan, ceramic wall tiling, ceramic tiled flooring, panelled radiator, a white suite comprising low level WC, pedestal sink uni, and shower enclosure with Mira Sport electric shower.



BEDROOM THREE (REAR) 3.63m x 1.78m + door recess (11'11" x 5'10" + door recess)

With Upvc double glazed window to the rear elevation, coving to ceiling, pendant light fitting, panelled radiator, power points and door provides access off to:



EN-SUITE SHOWER ROOM

With enclosed light fitting, coving to ceiling, walk-in shower cubicle, pedestal sink unit, low level WC and ceramic wall and floor tiling.

EXTERNALLY



REAR GARDEN

Bounded by garden brick walls with trellis work, external cold water tap, external power points. a paved area provides a pleasant patio and sitting space along with the addition of a timber gazebo offering a place to unwind and look over the garden. Access to a garden summer house and a brick-built store providing ample domestic external storage space. Access leads to;



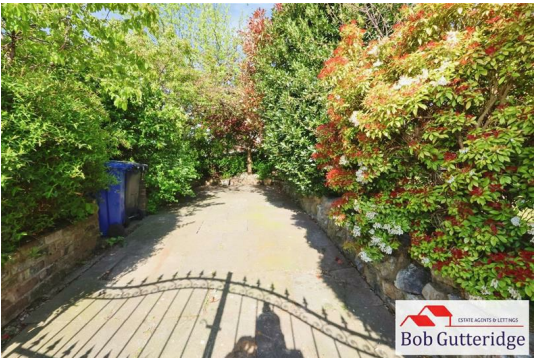
SIDE GARDEN

Bounded by garden brick walls with trellis work and mature hedging to the frontage, paved pathways, a lawned section with a wealth of mature shrubs and plants to borders. Access leads to;



OFF ROAD PARKING

With double metal gates provide vehicular access, leading to a paved driveway offering off-road parking.



COUNCIL TAX

Band 'A' amount payable to Newcastle-under-Lyme Borough Council.

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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.



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm



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