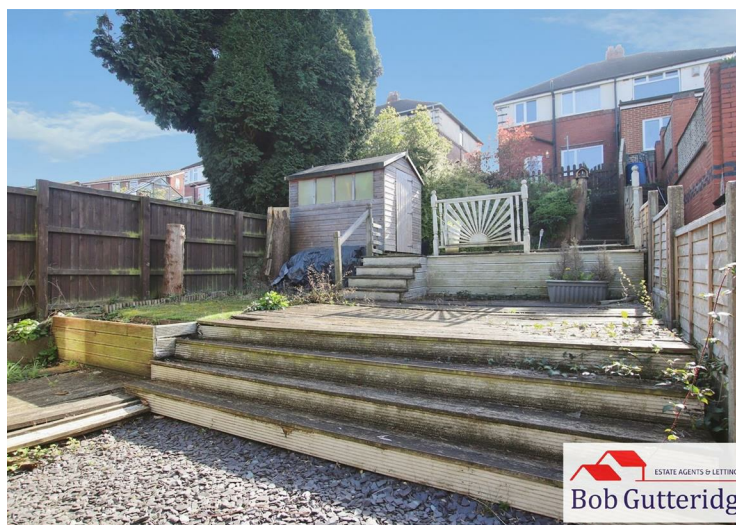


## 63 St. Edmunds Avenue, Porthill, Newcastle, Staffordshire, ST5 0DU



**Freehold Offers in excess of £159,950**

**\*\* VIEWING HIGHLY RECOMMENDED ! \*\*** Bob Gutteridge Estate Agents are pleased to bring to the market this semi-detached home situated within the ever popular and convenient Porthill location, providing ease of access to the village of Wolstanton where local shops, schools and amenities can all be located, whilst also offering excellent road links to the A34 and A500. As you would expect, this well maintained home benefits from the modern comforts of Upvc double glazing together with gas combination central heating, and in brief the accommodation comprises of entrance lobby, lounge and a fitted kitchen/dining room. To the first floor are two bedrooms together with a shower room.

Externally, the property enjoys tiered gardens to both the front and rear elevations.

Viewing of this delightful home is considered essential!

### **ENTRANCE HALL 1.19m x 1.17m (3'11" x 3'10")**

With Upvc double glazed frosted front access door, single panelled radiator, pendant light fitting, wood laminate flooring, stairs to first floor and door leading off to;



### **LOUNGE 4.37m x 3.51m maximum (14'4" x 11'6" maximum)**

With Upvc double glazed bay window to front, pendant light fitting, two wall mounted light fittings, coving to ceiling, artex, double panelled radiator, BT Openreach connection point subject to usual transfer regulations, access to under stairs storage cupboard housing a Baxi gas combination boiler providing the domestic hot water and heating systems and door leading off to;



### FITTED KITCHEN / DINER 4.72m x 3.15m (15'6" x 10'4")

With Upvc double glazed frosted rear access door, Upvc double glazed windows to side and rear aspects, four lamp spotlight fitting, two pendant light fittings, coving to ceiling, a range of base and wall mounted kitchen storage cupboards providing ample domestic cupboard and drawer space, round edge worktop, built-in stainless steel sink unit with mixer tap above, Hotpoint dual compartment oven with four ring gas hob and extractor hood above, space for fridge/freezer, space for automatic washing machine and power points.



### FIRST FLOOR LANDING 1.80m x 1.09m (5'11" x 3'7")

With Upvc double glazed window to side, pendant light fitting, smoke alarm, loft access and doors leading off to;



### **BEDROOM ONE (FRONT) 3.73m x 3.56m (12'3" x 11'8")**

With Upvc double glazed window to front, pendant light fitting, single panelled radiator, built-in wardrobes providing ample domestic storage space and power points.



### **BEDROOM TWO (REAR) 3.58m x 2.84m (11'9" x 9'4" )**

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



## FIRST FLOOR SHOWER ROOM 2.36m x 1.80m (7'9" x 5'11")

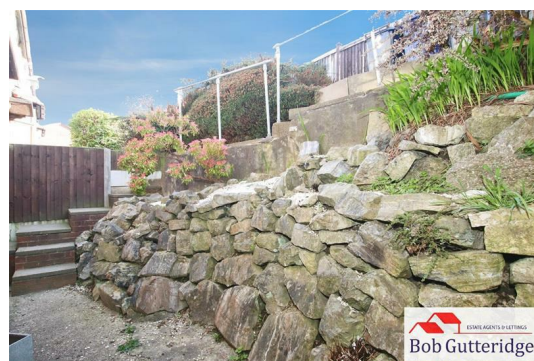
With Upvc double glazed frosted window to rear, enclosed light fitting, single panelled radiator, a white suite comprising low level dual flush WC, pedestal sink unit with mixer tap above, corner glazed shower enclosure with thermostatic direct flow shower, ceramic splashback tiling and wood effect vinyl cushion flooring.



## EXTERNALLY

### TIERED FRONT GARDEN

Bounded by concrete post and timber fencing with timber front and rear access gates.



**ENCLOSED TIERED REAR GARDEN**

Bounded by concrete posts and timber fencing with stone paving and patio area, plum slate chippings, lawns, mature decorative shrubbery, steps providing access off to lower timber decked area with timber built garden shed and summer house.



## RESIDENCE OFF ROAD PARKING

St.Edmunds Avenue is a well designed Avenue which offers shared driveways allowing for off road parking in front of the properties.



## COUNCIL TAX

Band 'B' 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 of 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

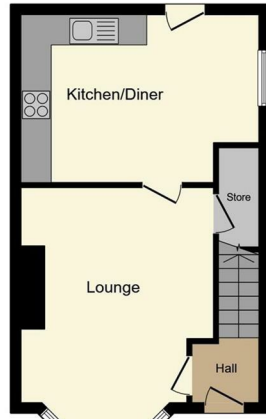
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## SERVICES

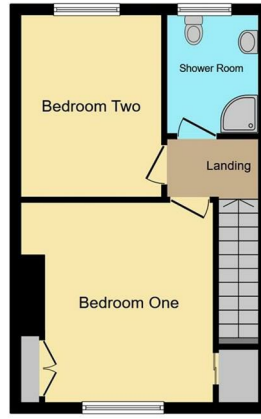
Main services of gas, electricity, water and drainage are connected.

## VIEWING

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

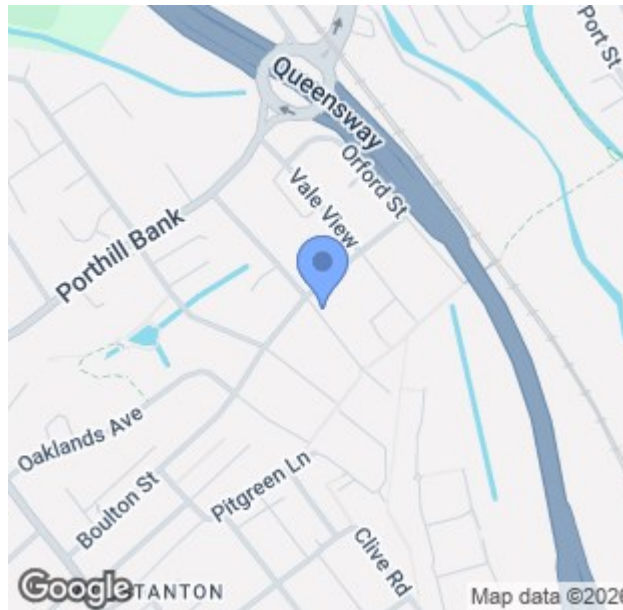


Ground Floor



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		89 B
69-80	C		
55-68	D	66 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

