

## 83 Thistleberry Avenue, Newcastle, Staffs, ST5 2LU



**Freehold Offers in excess of £299,950**

Bob Gutteridge Estate Agents are delighted to bring to the market this spacious and characterful end terraced home situated in this prime Newcastle location which provides ease of access to the town centre where local shops, schools and amenities can be located as well as offering good road links to the A34. As you would expect this home offers an airy space with high ceiling and pleasant sized rooms as well as offering good sized windows which allow light to flood through the feature stain glass windows. This charming and characterful home offers a desirable layout which in brief comprises of entrance hall, bay fronted lounge, beautiful fitted kitchen/dining room, separate sitting room, utility room, ground floor shower room and to the first floor are three generous bedrooms a study, first floor luxury bathroom and access to the second floor where a further bedroom can be found. Externally the property offers a fore court along with a private rear garden along with a brick paved driveway which allows for off road parking. As you would expect this home offers the modern day comforts of combi gas central heating and solar panels assisting with efficiency the year through. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

## ENTRANCE HALL

With multi-glazed frosted front access door with skylight above, double glazed panels to side with inset lead pattern and stained glass, original cornice to ceiling, pendant light fitting, feature tiled flooring, decorative dado rail, built in meter cupboard, power points, stairs to first floor landing, door to understairs store providing ample storage space and doors to rooms including;



 Bob Gutteridge



 Bob Gutteridge



 Bob Gutteridge

## BAY FRONTED LOUNGE 4.37m into bay x 4.34m (14'4" into bay x 14'3")

With double glazed bay window to front with inset lead pattern and stained glass to skylights, original cornice to ceiling, five lamp light fitting, decorative picture rail, double panelled radiator, Virgin & BT telephone points (Subject to usual transfer regulations), feature fire surround with cast iron insert plus open grate and power points.



ESTATE AGENTS & LETTINGS  
Bob Gutteridge



ESTATE AGENTS & LETTINGS  
Bob Gutteridge



ESTATE AGENTS & LETTINGS  
Bob Gutteridge

## FITTED KITCHEN / DINING ROOM 4.37m x 3.35m (14'4" x 11'0")

With Upvc double glazed windows to side and rear aspects, original cornice to ceiling, twelve spotlight fittings, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, butchers block work surface with integrated double porcelain sink unit with mixer tap above, space for range cooker with Smeg extractor hood above, ceramic splashback tiling, feature ceramic tiled flooring, panelled radiator, space for American fridge/freezer, integrated dishwasher and power points.



ESTATE AGENTS & LETTINGS  
Bob Gutteridge



ESTATE AGENTS & LETTINGS  
Bob Gutteridge



ESTATE AGENTS & LETTINGS  
Bob Gutteridge

## SITTING ROOM 5.51m x 3.89m into bay (18'1" x 12'9" into bay)

With double glazed bay window to side, cornice to ceiling, ceiling rose, decorative picture rail, dado rail, double panelled radiator, feature fire surround with built in gas fire, built in storage cupboard unit with shelving above, TV aerial lead, power points and access off to;



## UTILITY ROOM 2.69m x 1.85m (8'10" x 6'1")

With multi double glazed rear access door, Upvc double glazed window to side, access to service hatch, panelled radiator, a Baxi combination boiler providing the domestic hot water and central heating systems, quarry tiled flooring, plumbing for automatic washing machine, space for condenser dryer, power points, panelled radiator and access off to;



## GROUND FLOOR "L" SHAPED SHOWER ROOM 2.21m reducing to 1.09m x 1.47m reducing to 0.74m (7'3" reducing to 3'7" x 4'10" reducing to 2'5")

With two Upvc double glazed frosted windows to side, spotlight fitting, three lamp light fitting, Manrose extractor fan, double panelled radiator, a white suite comprising of low level WC, wall mounted sink unit with taps above, walk in shower with electric shower, ceramic wall tiling and wet room flooring.



## FIRST FLOOR LANDING

With positive airflow vent, three lamp light fitting, panelled radiator, dado rail, door to built in store, power point, stairs to second floor landing and doors to rooms including;



ESTATE AGENTS & LETTINGS  
Bob Gutteridge



ESTATE AGENTS & LETTINGS  
Bob Gutteridge

## BEDROOM ONE (FRONT) 4.32m x 3.56m (14'2" x 11'8")

With Upvc double glazed windows to front and side aspects, original cornice to ceiling, pendant light fitting, picture rail, panelled radiator, stripped / treated floorboards and power points.



ESTATE AGENTS & LETTINGS  
Bob Gutteridge



ESTATE AGENTS & LETTINGS  
Bob Gutteridge



ESTATE AGENTS & LETTINGS  
Bob Gutteridge

## **BEDROOM TWO (MIDDLE) 4.39m x 3.43m (14'5" x 11'3")**

With Upvc double glazed windows to side and rear aspects, cornice to ceiling, pendant light fitting, decorative picture rail, stripped / treated floorboards, feature cast iron fireplace with ceramic tiled hearth, double panelled radiator and power points.



 Bob Gutteridge



 Bob Gutteridge

## **BEDROOM THREE (REAR) 3.73m x 3.20m (12'3" x 10'6")**

With double glazed window to rear, three lamp light fitting, picture rail, panelled radiator and power points.



 Bob Gutteridge

## **STUDY (FRONT) 2.51m maximum x 1.47m (8'3" maximum x 4'10")**

With Upvc double glazed window to front, pendant light fitting and panelled radiator.



 Bob Gutteridge

## FIRST FLOOR BATHROOM 2.36m x 1.75m (7'9" x 5'9")

With frosted double glazed window to side, panelling to ceiling, four spotlight fittings, extractor fan, a built in white suite comprising of built in WC, vanity sink unit with chrome mixer tap above, bath unit with thermostatic direct flow shower above, ceramic splashback tiling, vinyl cushion flooring and chrome towel radiator.



Bob Gutteridge  
ESTATE AGENTS & LETTINGS



Bob Gutteridge  
ESTATE AGENTS & LETTINGS

## SECOND FLOOR LANDING

With four lamp light fitting, storage space, panelled radiator and door to;

## BEDROOM FOUR 3.53m x 5.13m (11'7" x 16'10")

With Upvc double glazed window to side, panelled radiator, two wall light fittings, power points and access to eaves providing further storage space.



Bob Gutteridge  
ESTATE AGENTS & LETTINGS



Bob Gutteridge  
ESTATE AGENTS & LETTINGS

## EXTERNALLY

## FORE COURT

With garden brick wall to frontage, raised beds with lavender, paved, brick paved pathway and access to;



 ESTATE AGENTS & LETTINGS  
Bob Gutteridge

## OFF ROAD PARKING

With a double length brick paved driveway allowing for off road parking and access leads off to;



 ESTATE AGENTS & LETTINGS  
Bob Gutteridge

## REAR GARDEN

Bounded by concrete post and timber fencing along with mature hedge, paved pathways, raised lawn section with mature shrubs and plants to borders, aluminium shed providing storage space, paved area allowing for ample patio and sitting space, external cold water tap and access to an external brick store.



## 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 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**

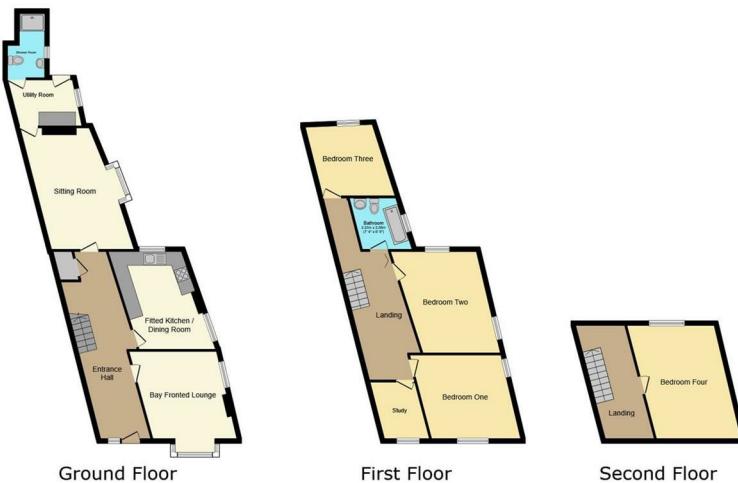
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## **SERVICES**

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

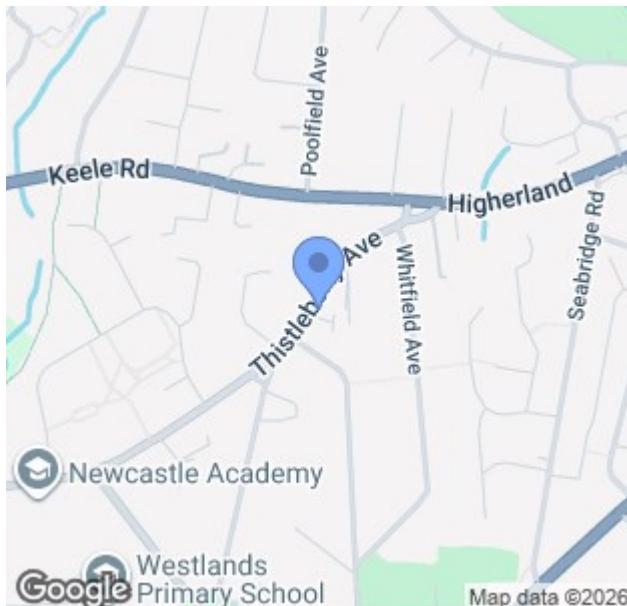
## **VIEWING**

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



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

ESTATE AGENTS & LETTINGS  
**Bob Gutteridge**



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

