

## 30 Watlands Avenue, Wolstanton, Newcastle, Staffs, ST5 8AS



**Freehold £230,000**

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional semi-detached home situated within the highly regarded Wolstanton village location, conveniently positioned for local shops, schools and amenities, whilst also being well placed for access to both the A34 and A500 road networks. This property is in need of general modernisation and upgrading, however offers a desirable and spacious living arrangement which in brief comprises of entrance/snug with original Minton tiled flooring, spacious lounge/dining room, fitted kitchen/breakfast room with separate pantry, utility room and downstairs WC. To the first floor are three generous sized bedrooms together with a family bathroom, separate WC and access from bedroom three to a useful loft space. Externally, the property is set behind a walled frontage with gardens to both the front and rear elevations. A detached garage (in need of removal) currently provides off road parking for a vehicle.

This traditional home is being sold with the added advantage of No Vendor Upward Chain !

### **SITTING ROOM / SNUG 3.94m x 3.33m (12'11" x 10'11")**

With multi glazed window to front, part panelled part glazed front access door incorporating inset lead pattern stained glass, wood beams to ceiling, pendant light fitting, panelling to walls, decorative plate rack, feature brick fireplace with open grate, original Minton tiled flooring, double panelled radiator, stairs to first floor landing, power points and doors leading off to rooms including;



### **BAY FRONTED LOUNGE 6.91m x 3.63m (22'8" x 11'11")**

With original glazed bay window to front incorporating inset lead pattern and stained glass to skylights, original cornicing to ceiling, three lamp light fitting, decorative picture rail, two double wall light fittings, two panelled radiators, stripped and treated floorboards, cast iron fireplace with surround, TV aerial connection lead and power points.



## **FITTED KITCHEN / BREAKFAST ROOM 3.33m x 3.30m (10'11" x 10'10")**

With multi glazed window to rear, part panelled part glazed rear access door, three lamp light fitting and a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space. Rounded edge work surfaces incorporate a built in porcelain sink unit with mixer tap above and built in four ring gas hob unit with oven beneath plus polished extractor hood above. Ceramic tiled flooring.



## **PANTRY 1.70m x 1.42m (5'7" x 4'8")**

With multi glazed frosted window to rear, pendant light fitting, ample domestic shelving and storage space, stillage and ceramic tiled flooring.

## **REAR LOBBY AREA**

With part panelled part glazed access door, quarry tiled flooring and access leading off to;

## **UTILITY**

With multi glazed window to side, plumbing for automatic washing machine, Belfast sink unit, ceramic full wall tiling, quarry tiled flooring and door leading off to;

## **DOWNSTAIRS WC**

With glazed window to rear and a WC.

## **FIRST FLOOR LANDING**

With pendant light fitting and doors leading off to rooms including;



### **BEDROOM ONE (FRONT) 3.96m x 3.63m (13'0" x 11'11")**

With multi glazed window to front, pendant light fitting, panelled radiator, power points and built in wardrobe providing ample domestic hanging and storage space.



### **BEDROOM TWO (REAR) 3.35m x 3.63m to wardrobe frontage (11'0" x 11'11" to wardrobe frontage)**

With multi glazed window to rear, six spotlight fittings, decorative picture rail, panelled radiator and built in wardrobes providing ample domestic hanging and storage space.



### **BEDROOM THREE (FRONT) 3.33m x 2.92m+recess (10'11" x 9'7"+recess)**

With multi glazed window to front, pendant light fitting, panelled radiator, power points and stairs leading off to second floor landing.



### FIRST FLOOR BATHROOM 3.33m x 1.68m (10'11" x 5'6")

With multi glazed window to rear, pendant light fitting with heating element and coloured suite comprising pedestal sink unit and panelled bath unit with taps above together with Triton Aquatronic 2 electric shower. Ceramic splashback tiling, beech wood effect flooring and built in boiler cupboard housing copper hot water cylinder and cold water tank.



### SEPARATE WC 2.11m x 0.81m (6'11" x 2'8")

With multi glazed window to rear, pendant light fitting and low level WC.



### USABLE LOFT SPACE 3.33m x 2.31m (10'11" x 7'7")

With multi glazed window to rear, pendant light fitting and low level WC.



### USABLE LOFT SPACE CONTNUED 3.40m x 3.25m (11'2" x 10'8")

With double glazed loft window to rear, pendant light fitting, power points and ample domestic eaves storage space.



## EXTERNALLY



### FORE GARDEN

With garden brick walls to frontage along with mature shrubs, double metal gates provide access alongside the property to;



### SHARED DRIVEWAY / GARAGE

The driveway is shared between numbers 28 & 30 and access is granted to a dilapidated garage, however offers scope to create off road parking.



## REAR GARDEN

Bounded by concrete/timber post and timber fencing and features a lawn section with shrubs and plants to borders.



## 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.

30, Watlands Avenue, Newcastle, Wolstanton Staffs, ST5 8AS, 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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**HOURS OF OPENING**

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

