

## 35 Centurion Crescent, Milehouse, Newcastle-under-Lyme, Staffordshire, ST5 9FG



**Freehold £225,000**

Bob Gutteridge Estate Agents are pleased to offer to the market this generous sized and spacious end town house situated on a desirable plot in Milehouse. This home is well placed for access to local shops, schools, pharmacy and amenities as well as providing good road links to the A34. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating and the added benefit of owned solar plans which assists with the runnings costs ! In brief the accommodation comprises of entrance hall, downstairs WC, lounge, open plan fitted kitchen/diner, conservatory, utility room, secondary conservatory, store and to the first floor are four generous sized bedrooms along with a first floor bathroom and ensuite shower room. Externally the property offers gardens to front and rear along with ample off road parking. Viewing Advised !

### **ENTRANCE HALL 1.35m x 4.47m (4'5" x 14'8")**

With Upvc composite double glazed frosted front access door, pendant light fitting, single panelled radiator, power points, built-in storage cupboard providing ample domestic storage space, stairs to first floor and doors leading off to;



### **LOUNGE 3.33m x 4.72m (10'11" x 15'6")**

With Upvc double glazed window to front, five lamp spotlight fitting, single panelled radiator, TV aerial connection point, BT aerial connection point (subject to usual transfer regulations), power points and built-in electric fire.



### **DOWNSTAIRS WC 2.03m x 0.97m (6'8" x 3'2")**

With Upvc double glazed frosted window to front, enclosed light fitting, extractor fan, single panelled radiator, vinyl cushion flooring, low level dual flush WC and pedestal sink unit.



## FITTED KITCHEN / DINING ROOM 5.31m x 3.68m plus recess for door (17'5" x 12'1" plus recess for door)

With Upvc double glazed patio doors leading to conservatory, Upvc double glazed window to rear, four spotlight fittings, pendant light fitting, vinyl cushion flooring, double panelled radiator, a range of base and wall mounted storage cupboards providing ample covered and drawer space, square edge worktops, built-in stainless steel bowl and a half sink unit with mixer tap above, built-in four ring Russell Hobbs gas hob, built-in Hotpoint double electric fan oven, built-in dishwasher, built-in fridge/freezer, power points, TV aerial connection point and doors leading off to;



## CONSERVATORY 2.92m x 3.02m (9'7" x 9'11")

With Upvc double glazed windows to side and rear aspects, four lamp spotlight fitting, double panelled radiator, Upvc double glazed side access door.



**UTILITY ROOM 1.78m x 1.30m (5'10" x 4'3")**

With pendant light fitting, single panelled radiator, extractor fan, vinyl cushion flooring, space for automatic washing machine, space for condenser dryer and door leading off to;



**STORE 4.75m x 2.49m (15'7" x 8'2")**

With Upvc double glazed windows to front and rear aspects, Upvc doors front and rear access doors, fluorescent tube light fitting.



**STORE / PANTRY 2.36m x 1.88m (7'9" x 6'2")**

Providing ample domestic storage space.

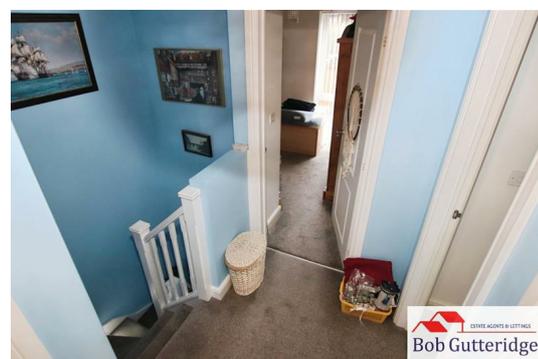
### CONSERVATORY 3.15m x 3.12m (10'4" x 10'3")

With Upvc double glazed patio side access door, Upvc double glazed windows to side and rear aspects, LED tube light fitting, wall-mounted electric heater, and power points.



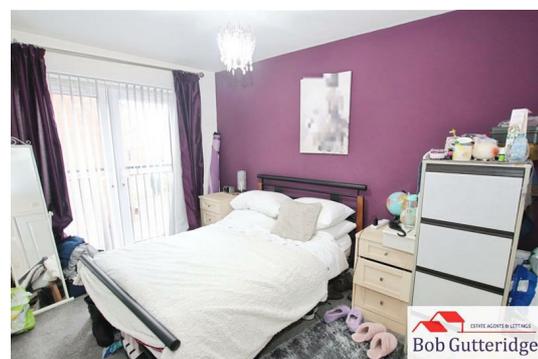
### FIRST FLOOR LANDING 3.91m x 0.97m (12'10" x 3'2")

With two pendant light fittings, loft access, smoke alarm, single panelled radiator, built-in storage cupboard housing a Glow-worm gas combination boiler providing the domestic hot water and heating systems. and doors leading off to;



### BEDROOM ONE (FRONT) 3.76m x 2.54m (12'4" x 8'4")

With Upvc double glazed patio doors to elevated front aspect, pendant light fitting, single panelled radiator, built-in storage cupboards providing ample domestic storage space, power points and door leading off to;



### EN-SUITE SHOWER ROOM 2.24m x 1.14m (7'4" x 3'9")

With Three spotlight fittings, extractor fan, a white suite comprising of low-level dual flush WC, pedestal sink unit, glazed shower enclosure with Mira electric shower unit, vertical chrome towel radiator and vinyl cushion flooring.



### BEDROOM TWO (REAR)

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator, power points, TV aerial connection point, and Virgin Media access point (subject to usual transfer regulations).



### **BEDROOM THREE (REAR) 2.08m x 2.82m (6'10" x 9'3")**

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



### **BEDROOM FOUR (FRONT)**

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



### **FIRST FLOOR FAMILY BATHROOM 1.70m x 2.18m (5'7" x 7'2")**

With four spotlight fittings, extractor fan, vinyl cushion flooring, vertical chrome radiator, a white suite comprising low-level dual flush WC, pedestal sink unit and panelled bath unit with mixer tap above plus separate shower attachment and white ceramic splashback tiling.



### **EXTERNALLY**

## FORE GARDEN

With a tarmac driveway allowing for ample off road parking for several vehicles, paved pathways, plum slate chipping providing further off road parking and access leads off to;

## ENCLOSED REAR GARDEN

Bounded by timber fencing, with Indian sandstone paving and patio area providing ample domestic patio and sitting space, artificial grass lawn, raised beds, greenhouse and timber rear access gate.



## 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.

35, Centurion Crescent, Newcastle, ST5 9FG, 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



Score	Energy rating	Current	Potential
92+	A	109 A	109 A
81-91	B		
69-80	C		
55-68	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

