

28 St. Georges Avenue, Wolstanton, Newcastle, Staffs, ST5 8DF



Freehold Offers in excess of £220,000

Bob Gutteridge Estate Agents are pleased to offer to the market this desirable and spacious traditional semi-detached home situated within the ever popular Wolstanton location, conveniently placed for local shops, schools and amenities, whilst also offering excellent road links to the A34 and A500. This well proportioned home benefits from the modern comforts of Upvc double glazing together with gas combination central heating, and in brief the accommodation comprises of entrance hall, bay fronted lounge, separate sitting room and a fitted kitchen. To the first floor are three bedrooms together with a family bathroom. Externally, the property benefits from off road parking to the front together with an enclosed rear garden.

The agents can confirm that this home is being sold with the added benefit of No Vendor Upward Chain !

ENTRANCE HALL

With Upvc double glazed frosted front access door, Upvc double glazed window to front, smoke alarm, enclosed light fitting, panelled radiator, six coat hooks, wall mounted thermostat, stairs to first floor landing and part panelled/part glazed doors providing access off to rooms including;



UNDERSTAIRS STORE

With Upvc double glazed frosted window to side, pendant light fitting, electricity consumer unit and meter, stillage and ample domestic shelving and storage space.

BAY FRONTED LOUNGE 3.94m into bay x 3.76m (12'11" into bay x 12'4")

With Upvc double glazed bay window to front, cornicing to ceiling, five lamp light fitting, feature fireplace incorporating modern coal effect electric fire, TV aerial connection point, BT and Virgin Media connection points (subject to usual transfer regulations), panelled radiator and power points.



SEPARATE SITTING ROOM 3.76m x 3.76m (12'4" x 12'4")

With Upvc double glazed patio door to rear, Upvc double glazed windows to sides and skylights, three lamp light fitting, double panelled radiator, feature fire surround incorporating living flame coal effect gas fire and power points.



FITTED KITCHEN 5.49m x 1.75m (18'0" x 5'9")

With two Upvc double glazed windows to side aspects, Upvc double glazed frosted rear access door, twelve spotlight fittings, a Baxi Duo-Tec gas combination boiler providing the domestic hot water and central heating systems. A range of base and wall mounted storage cupboards provide ample domestic cupboard and drawer space with granite work surfaces incorporating a built in four ring electric hob unit with Diplomat oven beneath plus extractor hood above, integrated bowl and a half stainless steel sink unit with chrome mixer tap above, integrated dishwasher, integrated fridge and freezer, plumbing for automatic washing machine, ceramic splashback tiling, breakfast bar, panelled radiator and power points.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to side aspect, enclosed light fitting, smoke alarm and doors lead off to rooms including;



BEDROOM ONE (FRONT) 3.33m x 3.15m to wardrobe frontage (10'11" x 10'4" to wardrobe frontage)

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



BEDROOM TWO (REAR) 3.76m x 3.76m (12'4" x 12'4")

With Upvc double glazed window to rear aspect, pendant light fitting, decorative dado rail, panelled radiator, TV aerial connection lead and power points.



BEDROOM THREE (REAR) 2.72m x 1.80m (8'11" x 5'11")

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



FIRST FLOOR FULLY TILED BATHROOM 2.29m x 1.78m (7'6" x 5'10")

With Upvc double glazed frosted window to front aspect, access to loft space, three lamp light fitting, fully tiled in high glazed travertine effect wall ceramics with decorative border tile, a white suite comprising low level dual flush WC, wall mounted sink unit with chrome mixer tap above, built in bath unit with central chrome mixer tap along with thermostatic direct flow shower plus louvered glazed shower screen, oak effect vinyl cushion flooring and modern chrome towel radiator.



EXTERNALLY

FORE GARDEN

Bounded by timber/concrete post and timber fencing, a brick paved driveway provides off road parking for two or so vehicles, blue slate chipping provides ease of maintenance with mature shrubs and access leads alongside the property to;



ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, a paved area provides patio and sitting space, lawn section with railway sleepers to borders with mature shrubs, garden timber shed and paved pathways.



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 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

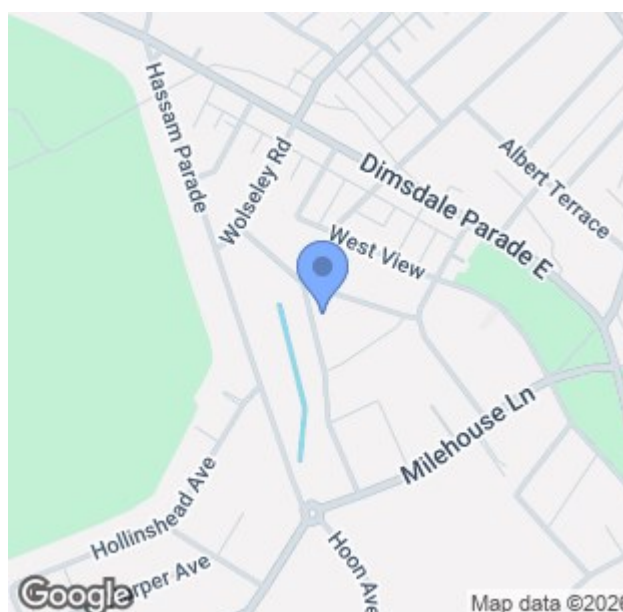
Main services of gas, electricity, water and drainage are connected.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 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

