2 Watlands View, Porthill
Newcastle, Staffs ST5 8AA
Tel: 01782 717341
WebSite: www.bobgutteridge.co.uk
E-mail: enquiries@bobgutteridge.co.uk

naea | propertymark PROTECTED

ESTATE AGENTS & LETTINGS
Bob Gutteridge

41 Harper Avenue, Milehouse, Newcastle, Staffordshire, ST5 9DT

Freehold £169,950

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious semi detached home situated in this popular and convenient Wolstanton location. The location is convenient for access to amenities as well as offering 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 in brief the accommodation comprises of entrance hall, bay fronted lounge, fitted kitchen/diner and to the first floor are three generous bedrooms along with a first floor shower room. Externally the property offers off road parking to the front and to the rear a spacious garden can be found which offers a good degree of privacy. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN ! Viewing Advised !

ENTRANCE HALL 1.35m x 1.27m (4'5" x 4'2")

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

LOUNGE 3.78m maximum x 4.90m maximum (12'5" maximum x 16'1" maximum)

With Upvc double glazed bay window to front, pendant light fitting, mains smoke alarm, single panelled radiator, wood laminate flooring, feature hearth with log burner, BT Openreach connection point (subject to usual transfer regulations), power points, access to understairs storage cupboard housing electricity consumer unit and meter, and door leading off to;

FITTED KITCHEN / DINER 3.00m x 4.83m (9'10" x 15'10")

Upvc double glazed frosted side access door, two Upvc double glazed windows to rear, two fluorescent tube light fittings, wood laminate flooring, double panelled radiator, a range of base and wall mounted storage cupboards providing ample cupboard and drawer space, round-edge worktop, built-in sink unit with mixer tap above, built-in electric oven with Belling hob above and extractor hood, space for automatic washing machine, space for fridge/freezer, and power points.

FIRST FLOOR LANDING

Upvc double glazed window to side, enclosed light fitting, mains smoke alarm, access to airing cupboard housing Vaillant gas combi boiler and doors leading off to;

BEDROOM ONE (FRONT) 2.92m maximum x 4.37m (9'7" maximum x 14'4")

Upvc double glazed window to front, three-lamp spotlight fitting, single panelled radiator and power points.

BEDROOM TWO (REAR) 2.90m maximum x 3.05m (9'6" maximum x 10'0")

Upvc double glazed window to rear, two-lamp spotlight fitting, single panelled radiator, wood laminate flooring, power points and TV aerial connection point.

BEDROOM THREE (REAR) 1.80m x 3.02m (5'11" x 9'11")

Upvc double glazed window to rear, two-lamp spotlight fitting, single panelled radiator and power points.

FIRST FLOOR SHOWER ROOM 1.78m x 1.80m (5'10" x 5'11")

Upvc double glazed frosted window to front, enclosed light fitting, single panelled radiator, ceramic wall tiling with decorative ceramic dado tiling, ceramic tiled floor, a white suite comprising low level WC, vanity sink unit and corner glazed shower unit with Mira electric shower.

EXTERNALLY

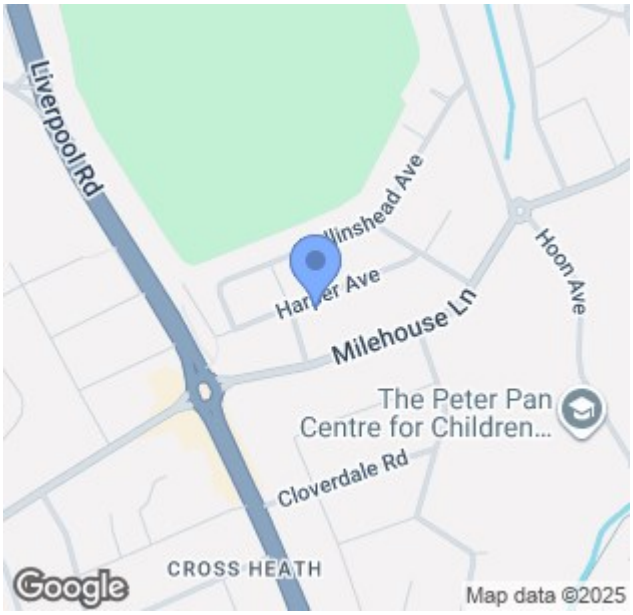
FRONT GARDEN

Bounded by concrete post and timber fencing with brick driveway and metal gate providing access to rear.

41, Harper Avenue, Newcastle, ST5 9DT, 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

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

The Property Ombudsman · APPROVED CODE TRADINGSTANDARDS.UK · naea | propertymark PROTECTED

ESTATE AGENTS & LETTINGS
Bob Gutteridge