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ESTATE AGENTS & LETTINGS
Bob Gutteridge

6 Hilltop Avenue, Newcastle, ST5 0QF

Freehold £159,950

Bob Gutteridge Estate Agents are pleased to offer to the market this extended semi detached home situated in this popular and convenient Basford location which provides ease of access to both Festival Park & Newcastle Town Centre as well as providing good road links to the A34 & A500. This property is in need of modernisation/upgrade however offers double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, bay fronted lounge, dining room, extended fitted kitchen, utility/shower room, downstairs WC and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers gardens to both front and rear along with off road parking (accessed via a shared driveway to the side of the property) and a detached sectional garage. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

ENTRANCE HALL

With a double-glazed frosted front access door with inset lead patterned pendant light fitting, coving, original Minton tiled flooring, panel radiator, stairs lead to the first-floor landing and doors to rooms including;

UNDERSTAIRS STORE

With electricity consumer unit, along with the electricity/gas meters, Minton tiled flooring, pendant light fitting, coat hooks and ample domestic shelving and storage space.

BAY FRONTED LOUNGE 5.18m into bay x 3.00m (17'0" into bay x 9'10")

With a double-glazed bay window to the front with inset lead pattern, coving, pendant light fitting, two wall light fittings, a feature tiled fireplace with electric fire, BT telephone point (Subject to usual transfer regulations), power points and a double doorway provides access to;

DINING ROOM 3.56m x 3.00m (11'8" x 9'10")
With artex to ceiling, pendant light fitting, coving, panel radiator, two wall light fittings, power points and access through to:

FITTED KITCHEN 4.50m x 2.41m (14'9" x 7'11")
With double-glazed window to the rear, Upvc double-glazed rear access door, a range of base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space, round-edge wood-block effect work surfaces with a built-in stainless-steel double drainer sink unit with mixer tap above, space for a free-standing electric cooker, ceramic splashback tiling, a panel radiator, fluorescent tube light fitting and power points.

UTILITY / SHOWER ROOM 3.48m reducing to 1.78m x 1.91m (11'5" reducing to 5'10" x 6'3")
With double-glazed window to the side, fluorescent tube light fitting, Ideal Logic gas combination boiler providing the domestic hot water and central heating system, plumbing for an automatic washing machine, space for a condenser dryer, panel radiator, ceramic wall tiling, electric shaver socket, walk-in shower unit with electric shower, power points and access to:

DOWNSTAIRS WC 1.88m x 1.07m (6'2" x 3'6")
With double-glazed frosted window to the side, light fitting, a coloured suite comprising low-level WC, corner sink unit with taps above and ceramic wall tiling.

FIRST FLOOR LANDING

With double-glazed window to the side, access to loft space, pendant light fitting, power points and doors leading to:

BEDROOM ONE (FR0NT) 5.03m into bay x 3.18m (16'6" into bay x 10'5")

With double-glazed bay window to the front, inset lead pattern, pendant light fitting, panel radiator, power points and built-in wardrobes providing hanging and storage space.

BEDROOM TWO (REAR) 3.89m x 3.15m (12'9" x 10'4")

With double-glazed window to the rear, pendant light fitting, artex to ceiling, power points and built-in wardrobes providing domestic hanging and storage space.

BEDROOM THREE (FRONT) 2.41m x 1.85m (7'11" x 6'1")

With double-glazed window to the rear with inset lead pattern, pendant light fitting, panel radiator and power points.

FIRST FLOOR BATHROOM 2.87m x 1.88m (9'5" x 6'2")

With double-glazed frosted window to the rear, enclosed light fitting, a coloured suite comprising built-in WC, vanity sink unit, corner bath unit with mixer tap and shower attachment, fully tiled walls, panel radiator and extractor fan.

EXTERNALLY

FORE GARDEN

With garden block walls to border along with concrete post and timber fencing, a cobbled frontage with mature shrubs and a brick paved/ concrete shared driveway leads alongside the property to;

REAR GARDEN

Bounded by concrete/timber post and timber fencing, a concrete driveway provides off road parking, a wealth of mature shrubs, plants and trees to borders along with access to;

DETACHED GARAGE

With up and over door along with ample external storage space.

COUNCIL TAX

Band 'B' amount payable to Newcastle under Lyme Borough Council/City of Stoke On Trent 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.

6, Hilltop Avenue, Newcastle, ST5 0QF, GB

Ground Floor First Floor

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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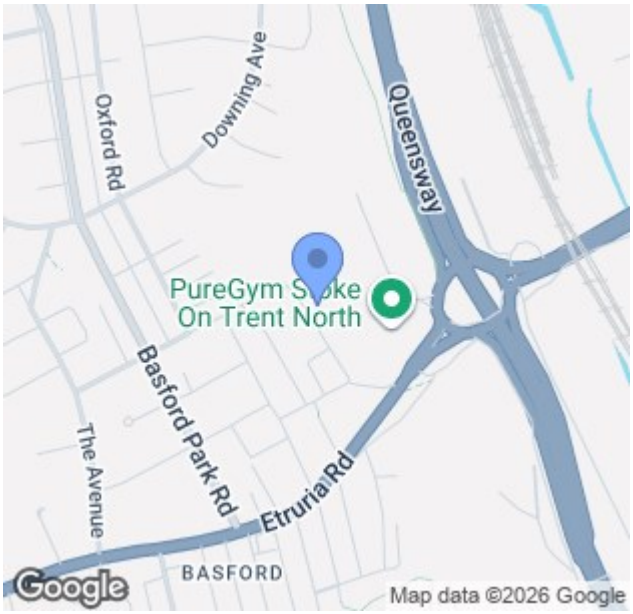

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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

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