

25 Hassam Avenue, Cross Heath, Newcastle, Staffs, ST5 9ET



£850 PCM

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented end town house situated in this convenient Cross Heath location which provides ease of access to local shops, schools and amenities as well as providing ease of access to the A34. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, lounge, fitted kitchen/diner, downstairs WC and to the first floor are two bedrooms along with a luxury first floor shower room. Externally the property offers gardens to front and rear. This Property Is Available Now !

ENTRANCE HALL 0.91m x 1.14m (3'0" x 3'9")

With Upvc double glazed frosted front access door, LED light fitting, thermostat, stairs to the first floor and door leading off to;



LOUNGE 3.56m (maximum) x 4.34m (11'8" (maximum) x 14'3")

With Upvc double glazed window to front, LED light fitting, vertical radiator, power points, access to understairs storage cupboard and door leading off to;



FITTED KITCHEN / DINER 4.52m x 2.84m, with additional recess for door (14'10" x 9'4", with additional recess for door)

With Upvc double glazed window to rear, LED light fitting, ceramic tiled flooring, vertical radiator, a range of base and wall mounted soft grey storage cupboards providing ample domestic cupboard and drawer space, square edge worktop with built-in stainless steel sink unit with mixer tap above, built-in Beko electric fan oven with four-ring electric glass ceramic hob above and extractor hood above, built-in storage cupboard, power points and doors leading off to;



REAR LOBBY 0.81m x 1.47m (2'8" x 4'10")

With Upvc side access door, ceramic tiled flooring, pendant light fitting and door leading off to;

GROUND FLOOR W/C 1.70m x 1.22m (5'7" x 4'0")

With Upvc double glazed windows to side and rear aspects, enclosed LED light fitting, ceramic tiled flooring, vertical towel panelled radiator, low-level dual flush WC and vanity sink unit with mixer tap above.



FIRST FLOOR LANDING 2.01m x 0.89m (6'7" x 2'11")

With LED light fitting, mains smoke alarm, double panelled radiator, loft access, power point and doors leading off to;



BEDROOM ONE (FRONT) 4.52m (maximum) x 3.35m (14'10" (maximum) x 11'0")

With Upvc double glazed window to front, LED light fitting, double panelled radiator, power points and built-in storage cupboard providing ample domestic storage space.



BEDROOM TWO (REAR) 3.91m x 2.51m (maximum) (12'10" x 8'3" (maximum))

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



FIRST FLOOR SHOWER ROOM 2.79m x 1.91m (9'2" x 6'3")

With Upvc double glazed frosted window to rear, enclosed LED light fitting, vertical towel radiator, extractor fan, a suite comprising low-level dual flush WC, vanity sink unit with mixer tap above, glazed shower unit with rainfall and handheld shower attachments, and access to boiler cupboard housing Vaillant gas combination boiler providing the domestic hot water and heating systems.



FORE GARDEN

Bounded by concrete posts and timber fencing, with lawn, concrete and tarmac paving, and front access via timber gate.

ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing, with stone flag and tarmac paving and patio area providing ample domestic patio and sitting space and a generous rear lawn.



COUNCIL TAX

Band 'A' amount payable to Newcastle-under-Lyme Borough Council.

SERVICES

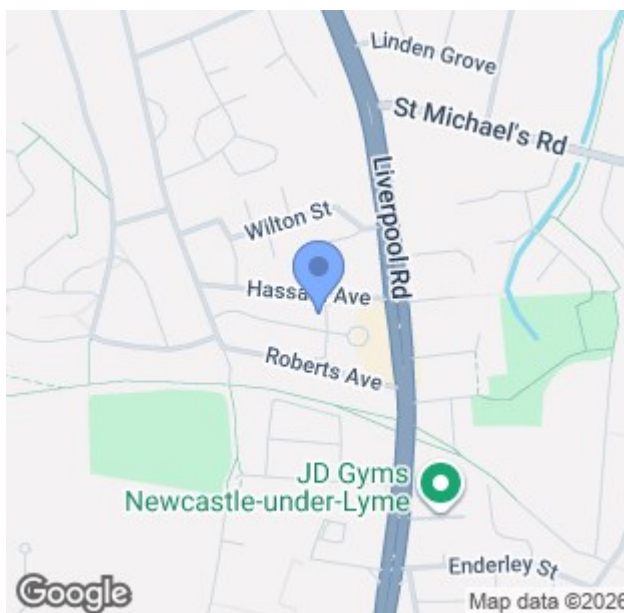
Main services of gas, electricity, water and drainage are connected.

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		81 B
69-80	C		
55-68	D	66 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

