

## 20 Bladon Avenue, Westbury Park, Newcastle, Staffs, ST5 4JF



**Freehold £245,000**

Bob Gutteridge Estate Agents are delighted to welcome to the market this desirable and up to date detached home situated in a peaceful cul de sac location in Westbury Park. This home over recent years has been modernised and updated by the current owners and benefits from gas combination central heating to assist the already installed Upvc double glazing. In brief the accommodation comprises of entrance lobby, spacious lounge, modern fitted kitchen / diner and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear along with off road parking. The location is perfect for commuters with ease of access to the A500, M6 & A34 as well as being well placed for local shops, schools and amenities. Viewing of this beautiful home is considered a must !

### ENTRANCE LOBBY

With composite double-glazed frosted front access door, LED light fitting, electricity consumer unit, panelled radiator, power point, wood-effect laminate flooring and door leading off to:

### LOUNGE 4.42m x 4.65m maximum (14'6" x 15'3" maximum)

With Upvc double-glazed bow window to the front, three wall light fittings, TV aerial connection point, double panelled radiator, power points, stairs to the first-floor landing, BT telephone point (Subject to usual transfer regulations) and access leads off to:





**MODERN FITTED KITCHEN / DINER 4.65m x 2.57m (15'3" x 8'5")**

With Upvc double-glazed window to the rear, Upvc double-glazed sliding patio door to the rear, two LED light fittings, a range of base and wall-mounted white storage cupboards providing ample cupboard and drawer space, woodblock work surfaces with built-in porcelain sink unit with chrome mixer tap above, built-in four-ring gas hob unit with oven beneath plus extractor hood above with stainless steel splashback, vinyl cushion flooring, plumbing for automatic washing machine, plumbing for dishwasher, space for fridge/freezer, panelled radiator, power points and door to a built-in boiler cupboard housing an Ideal Instinct 2 gas combination boiler providing the domestic hot water and central heating systems.



**FIRST FLOOR LANDING**

With Upvc double-glazed frosted window to the side, access to loft space, three LED spotlight fittings, and doors leading off to rooms including:



**BEDROOM ONE (FRONT) 3.40m x 2.72m (11'2" x 8'11")**

With Upvc double-glazed window to the front, LED light fitting, double panelled radiator, TV aerial connection and power points.



**BEDROOM TWO (REAR) 3.10m x 2.74m (10'2" x 9'0")**

With Upvc double-glazed window to the front, LED light fitting, double panelled radiator, TV aerial connection and power points.



**BEDROOM THREE (REAR) 2.11m x 1.83m (6'11" x 6'0")**

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



## FIRST FLOOR BATHROOM

With Upvc double-glazed frosted window to the front, six LED spotlight fittings, a modern white suite comprising dual-flush WC, vanity sink unit with chrome mixer tap above, P-shaped bath/shower unit with thermostatic direct-flow shower, Aqua-boarded splashbacks, ceramic marble-effect tiled flooring and modern chrome towel radiator. Door to built in storage cupboard.



## EXTERNALLY

### FORE GARDEN

With a stone wall raised bed with mature shrubs and plants to borders. A double brick-paved driveway provides off-road parking and access which leads alongside the property to:

### ENCLOSED REAR GARDEN

Bounded by garden brick walls along with concrete post and timber fencing. Includes an Indian stone-paved patio and seating area which offers a good degree of privacy to unwind, lawn section, railway sleepers to borders with raised beds and mature shrubs plus an external cold water feed.



## 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**

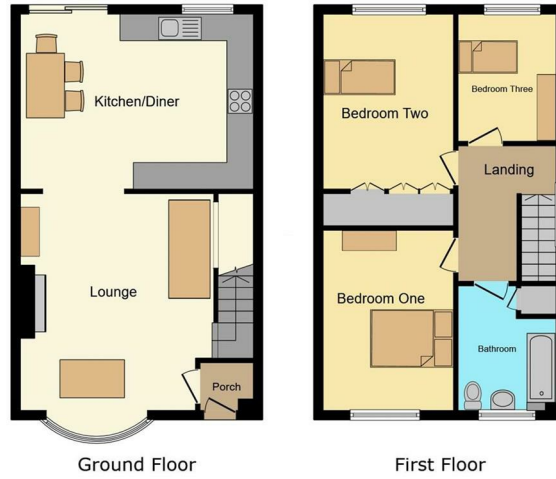
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## **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.



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		85 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

