

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



Freehold £190,000

Bob Gutteridge Estate Agents are delighted to bring to the market this highly desirable semi-detached home, perfectly positioned in the sought-after and leafy Wolstanton area. Offering excellent access to local shops, schools, amenities, and major road links including the A34, this property represents a fantastic opportunity for families and professionals alike. The home benefits from majority Upvc double glazing and gas combination central heating, combining modern comfort with traditional charm. Accommodation comprises an inviting entrance hall, bay-fronted lounge, fitted kitchen/dining room, utility room, and downstairs WC. To the first floor are three generously proportioned bedrooms and a family bathroom. Externally, the property boasts well-maintained gardens to the front and rear, providing space for outdoor relaxation and entertaining.

With No Vendor Chain, this home is ready to move into and offers an ideal chance to secure a beautiful property in a highly desirable location. Viewing is strongly recommended to appreciate all that this home has to offer.

ENTRANCE HALL

With part panel/part glazed front access door, frosted glazed window to side elevation, pendant light fitting, decorative picture rail, original tiled flooring, power points, panelled radiator, stairs to first floor landing and door providing access off to;



UNDER STAIRS STORE

With frosted glazed window to side elevation, electricity consumer unit, gas meter, electricity meter, quarry tiled flooring and LED light fitting.

BAY FRONTED LOUNGE 3.94m into bay x 3.73m (12'11" into bay x 12'3")

With Upvc double glazed bay window to front elevation, coving to ceiling, decorative ceiling rose, decorative picture rail, engineered oak flooring, Virgin Media connection point (subject to usual transfer regulations), TV aerial socket, feature fire surround with built in modern coal effect electric fire, panelled radiator and power points.



OPEN PLAN FITTED KITCHEN / DINING ROOM 5.64m x 3.73m reducing 2.72m (18'6" x 12'3" reducing 8'11")

With Upvc double glazed windows to side elevation and Upvc double glazed patio doors to the rear with glazed panels to sides and skylight, two wall light fittings, pendant light fitting, four lamp light fitting, Biasi gas combination boiler providing the domestic hot water and central heating systems, a range of base and wall mounted shaker oak effect storage cupboards providing ample domestic cupboard and drawer space with work surfaces incorporating stainless steel sink unit with mixer tap above, integrated four ring stainless steel gas hob with oven beneath and extractor hood above, TV aerial socket, double panelled radiator, engineered oak flooring, plumbing for dishwasher, power points and door providing access off to;



REAR LOBBY AREA

With part panel/part glazed side access door, enclosed light fitting, ceramic tiled flooring and access off to;

UTILITY ROOM 2.54m x 0.91m (8'4" x 3'0")

With fluorescent tube light fitting, power points, plumbing for automatic washing machine, space for stacked tumble dryer, double coat hooks, panelled radiator and ceramic tiled flooring.

DOWNSTAIRS WC 1.40m x 0.76m (4'7" x 2'6")

With frosted glazed window to side elevation, enclosed light fitting, ceramic tiled flooring and white low level WC.



FIRST FLOOR LANDING

With pendant light fitting, coving to ceiling, Upvc double glazed frosted window to side elevation and doors leading off to rooms including;

BEDROOM ONE (FRONT) 3.73m x 3.33m (12'3" x 10'11")

With Upvc double glazed window to front elevation, pendant light fitting, decorative picture rail, feature cast iron fireplace with original tiled hearth, panelled radiator and power points.



BEDROOM TWO (REAR) 3.76m x 3.73m (12'4" x 12'3")

With Upvc double glazed window to rear elevation, pendant light fitting, decorative picture rail, TV aerial lead, panelled radiator, feature cast iron fireplace with original tiled hearth and power points.



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

With Upvc double glazed window to rear elevation, pendant light fitting, decorative picture rail, panelled radiator and power points.



FIRST FLOOR BATHROOM 2.26m x 1.80m (7'5" x 5'11")

With Upvc double glazed frosted window to front elevation, enclosed light fitting, access to loft space and a white suite comprising low level dual flush WC, panelled bath unit, pedestal sink unit with taps above, ceramic splashback tiling incorporating decorative border tile, Mira Sport electric shower, chrome towel radiator and vinyl cushion flooring.



EXTERNALLY

FORE GARDEN

Bounded by garden stone walls along with wrought iron works and timber post and timber fencing. A wrought iron gate provides pedestrian access to the front of the property with flagged pathways and stone chippings to the frontage providing ease of maintenance.

REAR GARDEN

Access leads alongside the property to an enclosed rear garden bounded by concrete post and timber fencing with paved area providing patio and sitting space, lawn section, mature shrubs and plants to borders and rockery garden walls.



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 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

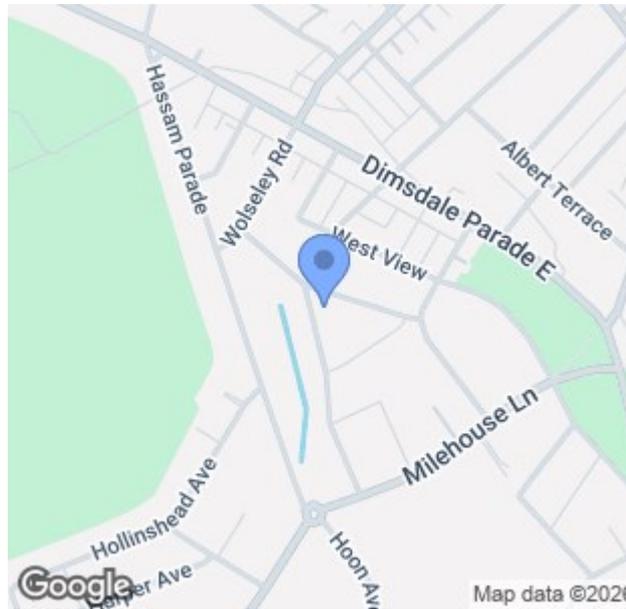
Main services of gas, electricity, water and drainage are connected.

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



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

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|-----------------|-----------------|
| Monday - Friday | 9.00am - 5.30pm |
| Saturday | 9.00am - 4.30pm |
| Sunday | 2.00pm - 4.30pm |

