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36 Collis Avenue, Hartshill, Stoke-On-Trent, Staffordshire, ST4 6DT



Freehold £165,000

Bob Gutteridge Estate Agents are delighted to bring to the market this attractively presented and up to date semi detached home situated in this ever popular cul de sac in Hartshill. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief comprises of a storm porch, entrance lobby, bay fronted lounge, fitted kitchen/diner, utility room/downstairs w.c. and to the first floor are two bedrooms along with a first floor bathroom. Externally the property allows for off road parking along with a carport, garage and enclosed well stocked rear garden. We can also confirm that this property is being sold with the added benefit of **NO VENDOR CHAIN !**

STORM PORCH

With Upvc double glazed French doors to front, ceramic tiled flooring and access off to;

ENTRANCE LOBBY

With Upvc double glazed window to side, pendant light fitting, stairs to first floor landing and door leads off to;

LOUNGE 4.19m by 3.35m (13'9" by 11'0")

With Upvc double glazed window to front, pendant light fitting, coving to ceiling, decorative picture rail, feature fireplace with electric fire, panelled radiator, power points and access to;



FITTED KITCHEN/DINER 4.34m maximum by 3.96m maximum (14'3" maximum by 13'0" maximum)

With Upvc double glazed windows to side and rear aspects, pendant light fitting, a range of base and wall mounted white storage cupboards providing ample domestic cupboard and drawer space, granite effect work surface with built in bowl and half stainless steel sink unit with mixer tap above, built in ceramic hob unit with oven beneath plus extractor hood above, plumbing for dishwasher, space for fridge/freezer, ceramic splashback tiling, ceramic tiled flooring, power points and access off to;



GROUND FLOOR WC/ UTILITY

With pendant light fitting, a white low level w.c., wall mounted sink unit with mixer tap above, ceramic half wall tiling, ceramic tiled flooring, panelled radiator, plumbing for automatic washing machine with space for condenser dryer above, power points and panelled radiator.



FIRST FLOOR LANDING

With Upvc double glazed window to side, pendant light fitting and doors to rooms including;

BEDROOM ONE 3.58m by 3.00m to wardrobes (11'9" by 9'10" to wardrobes)

With Upvc double glazed bay window to front, pendant light fitting, panelled radiator, power points and built in wardrobes providing ample domestic hanging space and storage space etc..



BEDROOM TWO 2.90m by 2.36m (9'6" by 7'9")

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



FIRST FLOOR BATHROOM

With Upvc double glazed frosted window, a white suite comprising of low level w.c., pedestal sink unit with mixer tap above, panelled bath unit with thermostatic shower above, glazed shower screen, ceramic splashback tiling, ceramic tiled flooring, built in store and modern chrome towel radiator.



EXTERNALLY

FORE GARDEN

Bounded by concrete post and timber fencing, brick paved driveway provides off road parking along with ease of maintenance to the front of the property with mature shrubs to border, metal gate provides access to a carport to the side along with access off to;



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 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

