

## 65 Cotswold Avenue, Knutton, Newcastle-under-Lyme, Staffordshire, ST5 6HS



**Freehold £179,950**

**Bob Gutteridge Estate Agents are pleased to offer to the market this semi-detached home situated in this ever popular and convenient Knutton location which provides good road links to the A34. As you would expect this property offers the modern-day comforts of double glazing along with gas combi central heating and in brief the accommodation comprises of through lounge/diner, fitted kitchen, utility room and to the first floor are four generous bedrooms along with a first floor four piece bathroom. Externally the property offers gardens to front and rear. Viewing Advised !**

**ENTRANCE LOBBY 1.04m x 1.91m (3'5" x 6'3")**

With timber double glazed front access door, pendant light fitting, smoke alarm, double panelled radiator, wood laminate flooring, stairs to first floor and doors leading off to;



**BAY FRONTED THROUGH LOUNGE / DINER 3.63m x 6.38m (11'11" x 20'11")**

With timber double glazed bay window to front, uPVC double glazed sliding patio door to rear, pendant light fitting, three lamp pendant light fitting, veneered floor, two double panelled radiators, feature hearth with fitted electric fire, power points, TV aerial connection point, Openreach connection point subject to usual transfer regulations, coving to ceiling and doors leading off to;



**FITTED KITCHEN 3.84m x 3.33m (12'7" x 10'11")**

With timber double glazed window to rear, pendant light fitting, coving to ceiling, ceramic tiled flooring, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, built-in wine rack, wood effect worktop, built-in plasticized bowl and a half sink unit with mixer tap above, double electric oven with grill, four ring electric hob and Samsung extractor hood above, Worcester gas combination boiler providing the domestic hot water and heating systems, power points, space for fridge/freezer and door leading off to;



**HALLWAY 2.18m x 0.89m (7'2" x 2'11")**

With single panelled radiator, decorative dado railing, ceramic tiled flooring and door leading off to;

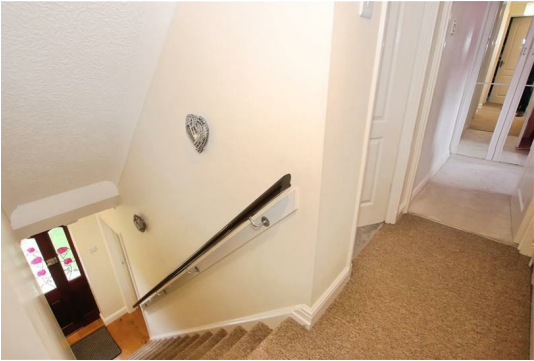
**UTILITY ROOM 1.80m x 2.11m (5'11" x 6'11")**

With Upvc double glazed side access door, Upvc double glazed window to side, pendant light fitting, built-in meter cupboards housing gas and electric meters, wood effect worktop space, ceramic tiled flooring, space for automatic washing machine and space for condenser dryer.



**FIRST FLOOR LANDING 3.18m x 0.86m (10'5" x 2'10")**

With pendant light fitting, loft access, single panelled radiator, coving to ceiling, power points and doors leading off to;



**BEDROOM ONE (FRONT) 3.63m x 3.43m (11'11" x 11'3")**

With timber double glazed window to front, pendant light fitting, coving to ceiling, single panelled radiator, power points and fitted wardrobes providing ample domestic storage space.





**BEDROOM TWO (FRONT) 3.05m x 2.87m (10'0" x 9'5")**

With additional recess for door, timber double glazed window to front, pendant light fitting, coving to ceiling, single panelled radiator, power points, TV aerial connection point and fitted wardrobe providing ample domestic storage space.



**BEDROOM THREE (REAR) 2.87m x 2.29m (9'5" x 7'6")**

With timber double glazed window to rear, pendant light fitting, coving to ceiling, power points and fitted wardrobes providing ample domestic storage space.



**BEDROOM FOUR (REAR) 3.20m x 1.98m (10'6" x 6'6")**

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



**FIRST FLOOR FAMILY BATHROOM 1.91m x 3.12m (6'3" x 10'3")**

With timber double glazed frosted window to rear, enclosed light fitting, spotlight extractor fan, wood laminate flooring, vertical chrome towel radiator, a white suite comprising low-level WC, pedestal sink unit, corner panelled bath unit with mixer tap above and separate hair attachment, shower enclosure with Triton T80 electric shower unit, extractor fan and white ceramic splashback tiling with decorative white ceramic dado tiling.



**EXTERNALLY**

**FRONT GARDEN**

Bounded by garden brick wall, timber fencing, and mature hedges. With metal front access gate, stone flag paving and access to rear garden.





## ENCLOSED REAR GARDEN

Bounded by concrete posts, timber fencing, and mature hedges. With stone flag paving and patio, generous lawn, plasticized shed with power and alarm system, greenhouse, and pergola.



## COUNCIL TAX

Band 'A' 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**

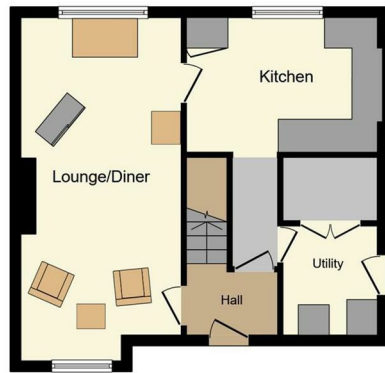
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

**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.



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



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

