

## 39 Harper Avenue, Milehouse, Newcastle, Staffs, ST5 9DT



**Freehold £179,950**

Bob Gutteridge Estate Agents are pleased to offer to the market this well presented semi detached home situated in this ever popular and convenient Milehouse location which provides ease of access to local shops, schools and amenities as well as being well placed for access to the A34. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combination central heating and in brief the well proportioned accommodation comprises of entrance hall, bay fronted lounge, fitted kitchen/dining room and to the first floor are three bedrooms along with a luxury first floor shower room. Externally the property offers off road parking to the front and side along with a desirable enclosed rear garden with a detached sectional garage. Viewing Of This Home Is Considered A Must !

### ENTRANCE HALL

With Upvc double glazed frosted front access door featuring inset leaded pattern and stained glass, pendant light fitting, double panelled radiator, stairs to first floor landing and door providing access to:



### BAY FRONTED LOUNGE 4.90m into bay x 3.78m (16'1" into bay x 12'5")

With Upvc double glazed bay window to front with inset leaded pattern and stained glass to skylights, pendant light fitting, double panelled radiator, built-in living flame coal effect gas fire, TV aerial connection point, power points and oak effect laminate flooring. Door leads off to:



### UNDER STAIRS STORE

With Upvc double glazed frosted window to side, pendant light fitting, electricity consumer unit and ample domestic storage space.

## OPEN PLAN FITTED KITCHEN / DINING ROOM 4.83m x 3.00m (15'10" x 9'10")

With two Upvc double glazed windows to the rear aspect and Upvc double glazed frosted side access door, LED spotlighting throughout, a range of base and wall mounted shaker oak storage cupboards providing ample domestic cupboard and drawer space, granite effect work surfaces incorporating a four ring brushed stainless steel gas hob with Bush fan assisted oven beneath, integrated dishwasher, plumbing for automatic washing machine, space for fridge/freezer, tiled flooring, panelled radiator, power points, bi-fold door reveals a built-in boiler cupboard housing a Worcester gas combination boiler providing domestic hot water and central heating systems.



## FIRST FLOOR LANDING

With Upvc double glazed window to side, access to loft space, pendant light fitting, power point and doors leading off to:



**BEDROOM ONE (FRONT) 4.39m reducing to 3.48m x 2.92m (14'5" reducing to 11'5" x 9'7")**

With Upvc double glazed window to front, two wall light fittings, panelled radiator and power points.



**BEDROOM TWO (REAR) 3.05m x 2.92m (10'0" x 9'7")**

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



**BEDROOM THREE (REAR) 3.02m x 1.78m (9'11" x 5'10")**

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



## LUXURY FIRST SHOWER ROOM 1.91m x 1.75m (6'3" x 5'9")

With Upvc double glazed frosted window to front, four spotlight fittings, aqua boarding to walls and ceiling, modern vertical black towel radiator, a contemporary white suite comprising low level dual flush WC, vanity sink unit with monobloc mixer tap, walk-in shower enclosure with thermostatic direct flow shower plus separate hair attachment and vinyl flooring.



## EXTERNALLY

### FORE GARDEN

Bounded by garden brick walls and concrete post with timber fencing. A tarmac driveway provides ample off road parking and leads alongside the property providing access off to;

### REAR GARDEN

An enclosed rear garden bounded by concrete post and timber fencing, with a paved patio area providing ample space for outdoor seating and entertaining and a lawn section. Access to;



### DETACHED SECTIONAL GARAGE

With up and over door and reinforced steel side access door, providing ample domestic external storage space.

### 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.

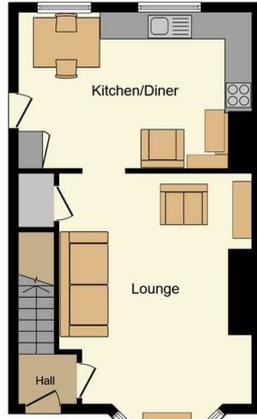
## SERVICES

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

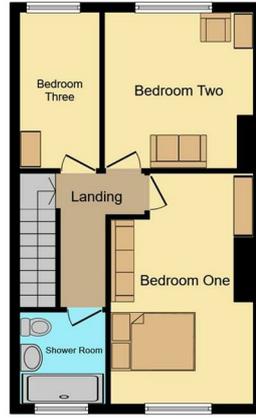
## VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

39, Harper Avenue, Newcastle, ST5 9DT, GB

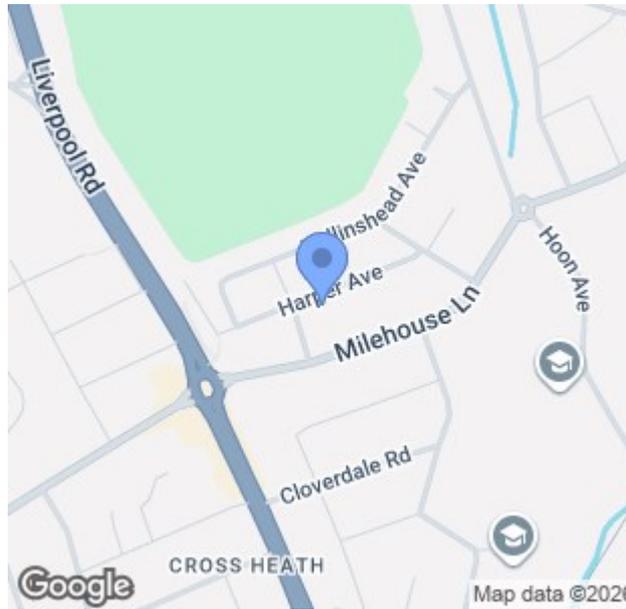


Ground Floor



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

