

## 36 Clumber Avenue, Clayton, Newcastle, Staffs, ST5 3AX



**Freehold £240,000**



Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious semi detached home situated in this ever popular and convenient Clayton location which provides ease of access to local shops, schools and amenities. As you would expect this home offers the modern day comforts of Upvc double glazing and gas central heating and in brief the accommodation comprises of entrance hall, downstairs WC, through lounge / diner, fitted kitchen / breakfast room and to the first floor are three generous bedrooms along with a first floor bathroom and separate shower room. Externally the property offers gardens to front and rear along with off road parking and an attached brick garage. Viewing of this Home is Considered a Must !

### RECEPTION HALLWAY

With Upvc double glazed front access door, double wall light fitting, decorative dado rail, double panelled radiator, stairs to first floor landing and doors lead off to room including;



### GROUND FLOOR WC

With pendant light fitting, a white suite comprising of low level WC, wall mounted sink unit with taps above, panelled radiator, ceramic wall tiling and ceramic tiled flooring.



**THROUGH LOUNGE / DINER 8.23m x 3.68m max narrowing to 2.69m  
(27'0" x 12'1" max narrowing to 8'10")**

With Upvc double glazed bay window to front, Upvc double glazed patio doors to rear with double glazed panels to side, two pendant light fittings, coving to ceiling, three panelled radiators, feature fire surround with marble hearth plus inset and power points.



**FITTED KITCHEN / BREAKFAST ROOM 5.11m x 3.53m (16'9" x 11'7")**

With Upvc double glazed windows to rear and side aspects, Upvc double glazed frosted side access door, three light fittings, a range of matching base and wall storage cupboards providing ample domestic cupboard and drawer space, round edge work surfaces with inset single drainer stainless steel sink unit with mixer tap above, ceramic tiling to walls in kitchen area, panelled radiator, plumbing for automatic washing machine, gas point, integrated fridge and freezer, integrated dishwasher and power points.



**FIRST FLOOR LANDING**

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

**BEDROOM ONE (FRONT) 4.17m x 3.66m (13'8" x 12'0")**

With Upvc double glazed bay window to front aspect, coving to ceiling, pendant light fitting, panelled radiator, store and power points.



### **BEDROOM TWO (REAR) 3.81m x 3.18m (12'6" x 10'5")**

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



### **BEDROOM THREE (REAR) 3.51m x 3.07m (11'6" x 10'1")**

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



### **FIRST FLOOR BATHROOM 2.29m x 1.88m (7'6" x 6'2")**

With Upvc double glazed frosted window to front aspect, a white suite comprising of panelled bath with shower above, glazed shower screen, vanity sink unit with chrome mixer tap above, ceramic tiling to walls with inset decorative dado rail, panelled radiator, wood effect flooring and door to built in store.



### **SHOWER ROOM / WC 1.96m x 1.73m (6'5" x 5'8")**

With Upvc double glazed window to side aspect, a modern three piece suite comprising low level WC, vanity wash hand basin, corner glazed shower compartment, heated chrome towel radiator and vinyl flooring.



**EXTERNALLY**



**FORE GARDEN**

Labour saving paved and pebbled front garden adjoined by a driveway leading to an attached garage



## REAR GARDEN

A lovely private and enclosed family garden to the rear featuring a paved patio area providing ample domestic patio and sitting space, lawn section with beds to borders containing a variety of established shrubs and an external cold water tap.



## INTEGRAL GARAGE 4.62m x 2.36m (15'2" x 7'9")

With double part panelled part glazed front access doors, gas central heating boiler providing the domestic hot water and central heating systems and access to a workshop to rear.

## 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.

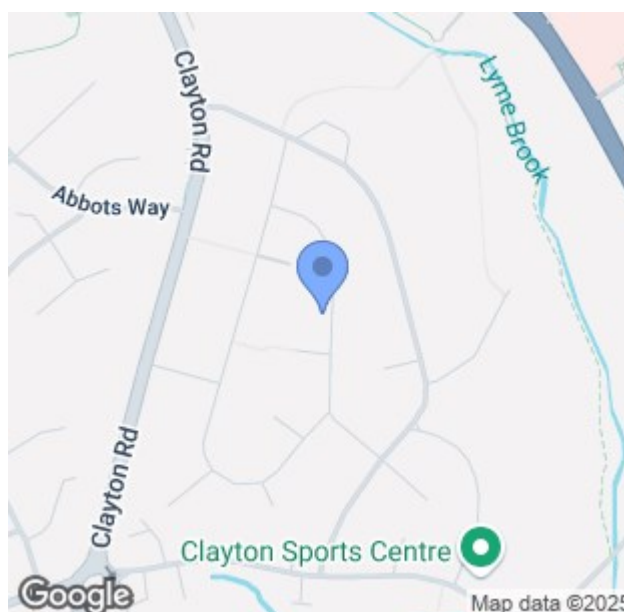
## **SERVICES**

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.





| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             | 82 <b>B</b> |
| 69-80 | <b>C</b>      | 70 <b>C</b> |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

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 |

