

## 18 Watlands Avenue, Wolstanton, Newcastle, Staffs, ST5 8AS



**Freehold £279,950**

Bob Gutteridge Estate Agents are delighted to bring to the market this charming period semi-detached home, offering a spacious and versatile layout of accommodation, situated within the highly regarded and convenient residential location of Wolstanton, providing ease of access to local shops, schools, and amenities, whilst also offering excellent road links to both the A34 and A500. The property retains a number of character features and offers single-glazed windows together with gas central heating. In brief, the accommodation comprises an entrance hall with feature Minton tiled flooring, bay-fronted sitting room, separate lounge, open-plan fitted kitchen/dining room, utility room, ground floor WC, and useful cellar. To the first floor are three double bedrooms together with a shower room. Externally, the property is set on a pleasant plot with a fore garden to the front and an enclosed rear garden incorporating the former outside WC and coal store.

The agents are also pleased to confirm that this home is offered to the market with the added benefit of No Vendor Upward Chain.

Viewing is highly recommended to fully appreciate the character, space, and convenient location this attractive period home has to offer.

## ENTRANCE HALL

With multi glazed window to front, part panelled and part frosted glazed front access door, original Minton tiled flooring, power points, BT telephone connection point (subject to usual transfer regulations), panelled radiator, stairs to first floor landing, smoke alarm and part panelled, part glazed door providing access off to:



## CELLAR

With glazed window to front, two pendant light fittings, original stillage, ample domestic storage space, electricity consumer unit and meter.

## SITTING ROOM 4.83m into bay x 3.61m (15'10" into bay x 11'10")

With multi glazed bay window to front, original cornicing to ceiling, three lamp light fitting, two wall light fittings, multi glazed window to side, feature fire surround incorporating a living flame coal effect gas fire, two panelled radiators and power points.



**LOUNGE 4.55m x 3.63m maximum (14'11" x 11'11" maximum)**

With aluminium sliding patio door to rear, pendant light fitting, feature fireplace with marble hearth and insert together with a living flame coal effect gas fire, TV aerial connection point, Sky connection point (subject to usual transfer regulations), two wall light fittings and power points.



## FITTED KITCHEN / DINING ROOM 4.50m x 3.61m (14'9" x 11'10")

With frosted glazed window to side, three lamp light fitting, pendant light fitting and a range of base and wall mounted solid wood storage cupboards providing ample domestic cupboard and drawer space. Rounded edge work surface incorporating a four ring brushed stainless steel gas hob unit with extractor hood above, built in bowl and a half plasticised sink unit with chrome mixer tap above, integrated Neff fan assisted oven with grill above, integrated wine chiller, ceramic splashback tiling, wood effect flooring, gas fire, power points and multi glazed door providing access off to:



## UTILITY ROOM

With frosted glazed windows to side, enclosed light fitting, Worcester combination boiler providing the domestic hot water and central heating systems, plumbing for automatic washing machine, space for condenser dryer, work surface, ceramic tiled flooring, ceramic wall tiling, power points and access leading off to:

### **DOWNSTAIRS WC 1.55m x 0.84m (5'1" x 2'9")**

With enclosed light fitting, extractor fan, fully tiled in high gloss wall ceramics with decorative border tile, ceramic tiled flooring and built in dual flush WC.



### **FIRST FLOOR LANDING**

With pendant light fitting, access to loft space and doors leading off to rooms including:

### **BEDROOM ONE (FRONT) 4.11m x 3.61m (13'6" x 11'10")**

With multi glazed windows to front and side aspects, pendant light fitting, panelled radiator, built in double wardrobes providing ample domestic hanging and storage space and power points.



### **BEDROOM TWO (REAR) 3.63m x 3.66m (11'11" x 12'0")**

With multi glazed windows to rear and side aspects, pendant light fitting, panelled radiator, power points and built in double wardrobes providing ample domestic hanging and storage space.



### **BEDROOM THREE (REAR) 3.63m x 2.64m + wardrobe recess (11'11" x 8'8" + wardrobe recess)**

With multi glazed frosted window to rear, pendant light fitting, panelled radiator, built in double wardrobes providing ample domestic hanging and storage space and power points.



**FIRST FLOOR SHOWER ROOM 3.56m reducing to 2.54m x 1.68m reducing to 0.71m (11'8" reducing to 8'4" x 5'6" reducing to 2'4")**

With Upvc double glazed window to front incorporating inset Georgian pattern, four spotlight fittings incorporating extractor light fitting and a built in suite comprising dual flush WC, vanity sink unit with chrome mixer tap above and walk in shower enclosure with thermostatic direct flow shower. Fully tiled in modern travertine effect wall ceramics with decorative border tile, vinyl cushion flooring and modern towel radiator.



**EXTERNALLY**

**FORE GARDEN**

Set behind garden brick walls together with decorative metal works. A metal gate provides pedestrian access to the front of the property. Paved pathways with limestone chippings and mature shrubs to borders provide ease of maintenance. Access leads alongside the property providing access to:

## REAR GARDEN

Bounded by mature shrubs to borders together with garden brick walls. A paved area provides ample patio and sitting space together with a lawn section and a wealth of mature shrubs and plants to borders. Access leads off to a former coal store and external WC.



## 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**

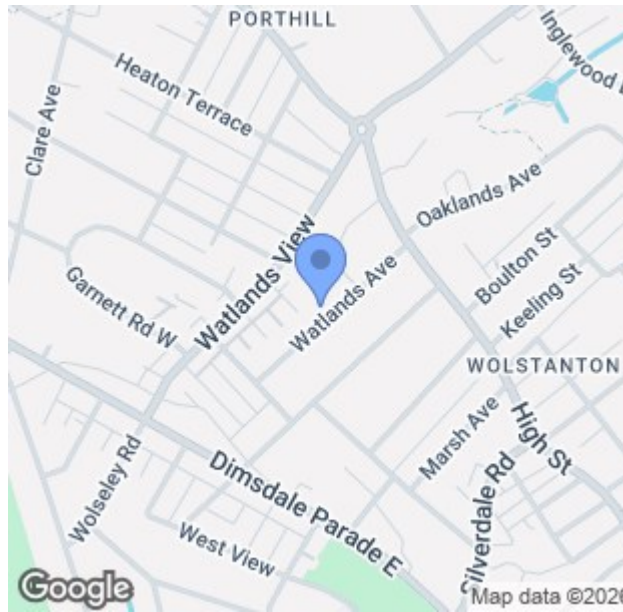
Main services of gas, electricity, water and drainage are connected.

**VIEWING**

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



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



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**HOURS OF OPENING**

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

