

42 Oaklands Avenue, Wolstanton, Newcastle, Staffordshire, ST5 0DW



Freehold Offers in excess of £205,000

Bob Gutteridge Estate Agents are pleased to offer to the market this elevated detached bungalow situated in this ever popular and highly regarded Wolstanton location which provides ease of access to the village where local shops, schools and amenities can be located. This home offers the modern day comforts of Upvc double glazing, gas central heating and solar panels. In brief the accommodation comprises of entrance hall, spacious lounge, fitted kitchen/diner, shower room and two bedrooms. Externally the property is set on a generous plot with gardens to front and rear along with off road parking and a detached brick garage. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

STORM PORCH

With Upvc double glazed French doors to front, Upvc double glazed front access door with inset led pattern leads off to;

ENTRANCE HALL

With coving to ceiling, two pendant light fittings, two decorative ceiling roses, single panelled radiator, BT telephone point (Subject to usual transfer regulations), double doors reveal built in cloaks with ample hang and storage space, electricity consumer unit and smart meter.



LOUNGE 4.47m x 3.53m (14'8" x 11'7")

With Upvc double glazed window to front, two circular frosted Upvc double glazed windows to side, coving to ceiling, pendant light fitting, two power points, t.v. aerial lead double panelled radiator.



FITTED KITCHEN / DINER 3.91m x 3.56m (12'10" x 11'8)

With Upvc double glazed window to side, Upvc double glazed window to rear, Upvc double glazed frosted side access door, artex to ceiling, fluorescent tube light fitting, access to loft space, a range of base and wall mounted solid wood storage cupboards providing ample cupboards and drawer space, marble effect work surface with built in four ring gas hob unit, built in double over, built in stainless steel sink unit with mixer tap above, plumbing for automatic washing machine, Halsted Best 60 boiler providing the domestic hot water and central heating systems, double panelled radiator, vinyl cushion flooring, space for fridge / freezer, ceramic wall tiling, seven power points and door leads off to;



REAR PORCH

With Upvc double glazed window to rear, Upvc double glazed rear access door, vinyl cushion flooring and space for condenser dryer.

SHOWER ROOM 1.83m'3.05m" x 1.52m'2.13m" (6'10" x 5'7")

With secondary glazed window to rear, three lamp light fitting, modern patterned ceramic wall tiling along with aqua boarding, ceramic tiled flooring, a modern white suite comprising of low level dual flush w.c., wall mounted sink unit with chrome mixer tap above, built in double walk in shower cubicle with Aqualisa electric shower, door to built in airing cupboard with ample drying and storage space along with a copper hot water cylinder.



BEDROOM ONE (FRONT)

With Upvc double glazed window to front, pendant light fitting, single panelled radiator, wall light fitting and three power points.



BEDROOM TWO (REAR) 3.58m x 3.23m (11'9" x 10'7")

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



EXTERNALLY

FORE GARDEN

With garden brick walls to frontage, brick paved driveway providing off road parking, steps leading up to the front of the property and access off via a timber gate to;



REAR ENCLOSED GARDEN

Bounded by concrete post and timber fencing, flagged pathways lead alongside the property along with access leading up to shrubs and plants along with two lawn sections with established shrubs and plants to borders, garden timber shed providing external storage space and cold water tap.



BRICK STORAGE 2.51m x 1.32m (8'3" x 4'4")

With Upvc double glazed window to rear, panelled side access door, pendant light fitting and power point.

DETACHED BRICK GARAGE

With electric folding door, gas smart meter and ample storage space etc.



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.

MORTGAGE

Our mortgage advice is free of charge and our Financial Services Department specialises in arranging residential mortgages. 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.

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.

Looking To Sell Your Home?

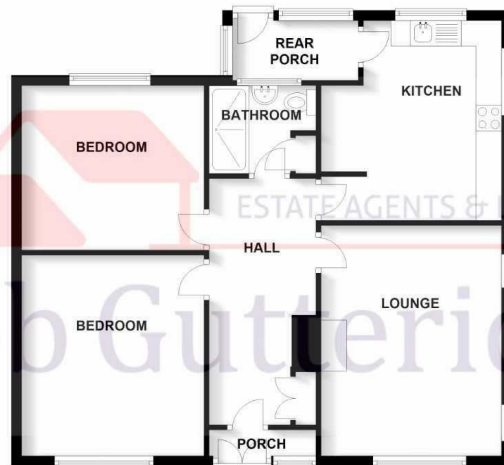
Bob Gutteridge Estate Agents are one of Staffordshires leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

COUNCIL TAX

Band 'C' amount payable to Newcastle under Lyme Borough Council.

GROUND FLOOR

APPROX. 74.7 SQ. METRES (804.1 SQ. FEET)



TOTAL AREA: APPROX. 74.7 SQ. METRES (804.1 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	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

