

7 St. Georges Avenue, Newcastle, ST5 8DB



Freehold £225,000

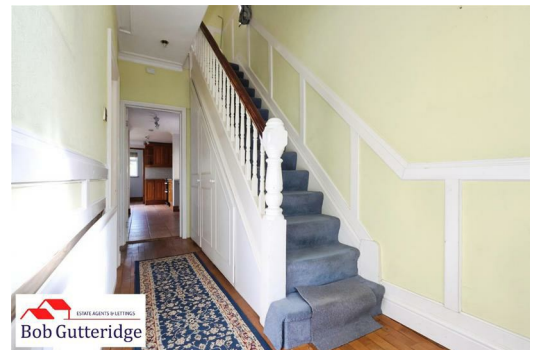
Bob Gutteridge Estate Agents are delighted to bring to the market this traditional bay-fronted semi-detached home, situated in a highly desirable and popular residential location within Wolstanton, offering convenient access to Wolstanton Marsh, local shops, schools, and a range of amenities. The property benefits from double glazing in both Upvc and timber frames, together with a modern gas combination central heating system. In brief, the accommodation comprises an entrance hall, bay-fronted lounge, separate sitting room, fitted kitchen, and ground floor WC. To the first floor are three well-proportioned bedrooms and a contemporary shower room. Externally, the property enjoys gardens to both the front and rear elevations, in addition to off-road parking for up to two vehicles.

We are also pleased to confirm that the property is offered to the market with the added benefit of No Vendor Chain.

A viewing is strongly recommended to fully appreciate this home and its sought-after location.

ENTRANCE HALL

With composite double glazed frosted front access door with inset lead pattern stained glass, frosted double glazed window to side, original cornice to ceiling, two spotlight fittings, smoke alarm, door to built in electricity meter cupboard with meter plus consumer unit, panelled radiator, stairs to first floor landing and doors lead off to rooms including:



UNDERSTAIRS STORAGE

With frosted double glazed window to side, an Alpha combination gas boiler providing the domestic hot water and central heating systems, gas meter, two power points, vinyl cushion flooring and ample domestic storage space.

BAY FRONTED LOUNGE 4.17m into bay x 3.53m (13'8" into bay x 11'7")

With double glazed bay window to front with inset lead pattern, original cornicing to ceiling, decorative ceiling rose, three lamp light fitting, decorative picture rail, two wall light fittings, feature fireplace with built in modern coal effect electric fire, double panelled radiator and power points.



SITTING ROOM 4.06m x 3.45m (13'4" x 11'4")

With Upvc double glazed patio doors to rear, Upvc double glazed window to skylight, coving to ceiling, decorative ceiling rose, three lamp light fitting, two wall light fittings, decorative dado rail, double panelled radiator, feature fireplace with built in living flame coal effect gas fire, TV aerial connection point together with Virgin Media connection point (subject to usual transfer regulations), built in dresser and power points.



FITTED KITCHEN / BREAKFAST ROOM 5.97m x 2.41m reducing to 1.85m (19'7" x 7'11" reducing to 6'1")

With double glazed window to side, Upvc double glazed French doors to side, coving to ceiling, two four lamp light fittings, a range of base and wall mounted solid wood storage cupboards providing ample domestic cupboard and drawer space, square edged work surface with built in bowl and a half stainless steel sink unit with chrome mixer tap above, under counter fridge, under counter freezer, plumbing for automatic washing machine, space for freestanding gas cooker, ceramic splashback tiling, ceramic floor tiling, extractor hood, power points, panelled radiator and access leading off to:



REAR LOBBY

With Upvc double glazed window to rear, spotlight fitting, ceramic tiled flooring, built in double and single storage cupboard providing ample domestic storage space and access leading off to:



DOWNSTAIRS WC 1.19m x 0.86m (3'11" x 2'10")

With frosted double glazed window to side, spotlight fitting, a white suite comprising low level WC, corner sink unit with taps above, ceramic splashback tiling and ceramic tiled flooring.



FIRST FLOOR LANDING

With frosted double glazed window to side, access to loft space, coving to ceiling, three lamp light fitting, wood panelling to walls and doors lead off to rooms including:



BEDROOM ONE (REAR) 4.09m x 3.45m (13'5" x 11'4")

With Upvc double glazed window to rear, coving to ceiling, decorative picture rail, three wall light fittings, panelled radiator, power points and built in wardrobes providing ample domestic hanging and storage space.



BEDROOM TWO (FRONT) 3.40m x 3.18m to chimney breast (11'2" x 10'5" to chimney breast)

With double glazed window to front with inset leaded pattern, coving to ceiling, pendant light fitting, half wood panelling to walls, beech wood effect laminate flooring, panelled radiator, cast iron feature fire surround and built in double wardrobes providing ample domestic hanging and storage space.



BEDROOM THREE 1.91m x 1.73m (6'3" x 5'8")

With double glazed window to front with inset leaded pattern, artex to ceiling, coving, pendant light fitting, panelled radiator, BT and Virgin Media connection points (subject to usual transfer regulations) and power points.



FIRST FLOOR SHOWER ROOM 2.34m x 1.83m (7'8" x 6'0")

With Upvc double glazed frosted window to rear, coving to ceiling, three LED spotlight fittings, extractor fan and a modern white suite comprising built in dual flush WC, vanity sink unit with chrome mixer tap above and corner glazed shower cubicle with thermostatic direct flow shower. Aqua boarding to splashback together with ceramic half wall tiling, tile effect vinyl cushion flooring and modern chrome towel radiator.



EXTERNALLY

FORE GARDEN

Bounded by mature hedges to borders together with garden concrete block walls. A double brick paved driveway provides off road parking for two vehicles, mature shrubs and plants to borders and access leading alongside the property providing access to:

REAR GARDEN

Bounded by concrete posts and timber fencing together with mature hedge to border. A paved area provides patio and sitting space, lawn section with a wealth of mature and established shrubs and plants to borders, access to a further paved area to rear providing additional patio space together with access to a garden timber shed providing ample domestic external storage space. External cold water feed and external lighting.



COUNCIL TAX

Band 'B' amount payable to Newcastle-under-Lyme Borough Council.

Looking To Sell Your Home?

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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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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HOURS OF OPENING

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

