

## 37 Hollinshead Avenue, Milehouse, Newcastle, Staffs, ST5 9DD



**Freehold Offers in excess of £195,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable semi detached home backing onto the ever popular and picturesque Wolstanton Golf Course.

This spacious family home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, downstairs WC, bay fronted lounge, separate sitting room, fitted kitchen, and to the first floor are three generous family sized bedrooms along with a separate WC and fully tiled wet room. Externally the property is positioned on a generous plot providing off road parking to the frontage along with access to a detached brick garage. To the rear is a beautifully established mature garden enjoying pleasant views backing directly onto Wolstanton Golf Course, creating a peaceful and private outdoor setting.

The property is also being sold with the added benefit of No Vendor Upward Chain !

### ENTRANCE HALL

With Upvc double glazed frosted front access door featuring inset lead pattern, Upvc double glazed window to side, artex to ceiling, coving, pendant light fitting, panelled radiator, power point, original quarry tiled flooring, BT and Virgin Media connection points (subject to usual transfer regulations), stairs to first floor landing, and door leading off to;



### DOWNSTAIRS WC 1.52m x 0.81m + recess (5'0" x 2'8" + recess)

With Upvc double glazed frosted window to rear, wall light fitting, electricity consumer unit, ceramic half wall tiling, ceramic tiled flooring, and white low level WC.

### BAY FRONTED LOUNGE 4.60m into bay x (15'1" into bay x )

With Upvc double glazed bay window to front, coving to ceiling, three lamp light fitting, decorative ceiling rose, two brass and glass wall light fittings, feature fireplace with marble hearth and inset incorporating living flame coal effect gas fire, TV aerial connection point, Sky+ connection point and Virgin Media connection points (subject to usual transfer regulations), panelled radiator, and power points.



### SITTING ROOM 3.35m x 3.33m (11'0" x 10'11")

With Upvc double glazed window to front, coving to ceiling, three lamp light fitting, feature stone fireplace with gas fire, panelled radiator, TV aerial lead, and power points.



### **FITTED KITCHEN 3.30m x 2.24m (10'10" x 7'4")**

With Upvc double glazed window to rear, part panel/part glazed stable access door, artex to ceiling, enclosed light fitting, heat detector, a range of base and wall mounted solid wood storage cupboards providing ample cupboard and drawer space, marble effect round edge work surfaces incorporate a stainless steel bowl and a half sink unit with chrome mixer tap above, Belling four ring gas hob with oven beneath plus extractor hood above, ceramic splashback tiling, ceramic tiled flooring, panelled radiator, space for tumble dryer, plumbing for automatic washing machine, space for fridge/freezer, and power points.



### **FIRST FLOOR LANDING**

With Upvc double glazed window to rear, artex to ceiling, coving, pendant light fitting, access to loft space, power point, and doors leading off to rooms including;



### **BEDROOM ONE (FRONT) 4.09m x 3.12m to chimney breast (13'5" x 10'3" to chimney breast)**

With Upvc double glazed window to front, artex to ceiling, coving, pendant light fitting, three lamp light fitting, built-in double wardrobes providing ample hanging and storage space, panelled radiator, and power points.



### **BEDROOM TWO (FRONT) 3.35m x 2.95m (11'0" x 9'8")**

With Upvc double glazed window to front, coving to ceiling, four lamp light fitting, panelled radiator, power points and built-in double and single wardrobes providing ample hanging and storage space.



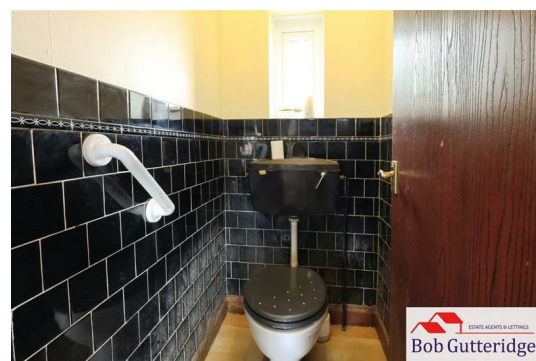
### **BEDROOM THREE (REAR) 2.26m x 2.26m (7'5" x 7'5")**

With Upvc double glazed window to rear, pendant light fitting, artex to ceiling, coving, and power point.



### **FIRST FLOOR WC 1.24m x 0.91m (4'1" x 3'0")**

With Upvc double glazed frosted window to rear, batten light fitting, ceramic full wall tiling, low level WC, and vinyl tiled flooring.



### **FIRST FLOOR WET ROOM 2.24m x 1.83m (7'4" x 6'0")**

With Upvc double glazed frosted window to side, enclosed light fitting, artex to ceiling, fully tiled walls with decorative mosaic border tiling, ceramic tiled wet room flooring, vanity sink unit with chrome mixer tap, modern vertical towel radiator, and Triton T80Z electric shower.



**EXTERNALLY**



**FORE GARDEN & DRIVEWAY**

Bounded by brick walls with mature hedging to borders. A brick paved driveway provides off road parking and leads alongside the property and a wrought iron gate provides access to the rear garden.



## ENCLOSED REAR GARDEN

A beautifully stocked and mature rear garden bounded by timber fencing and mature hedging. A metal gate provides direct access onto Wolstanton Golf Course. The garden features a crazy paved patio area providing ample seating and entertaining space, tiered down to a lawn section with a wealth of mature shrubs and plants to borders. Access leads off to a pleasant summer house enjoying views over the golf course beyond.



## DETACHED BRICK GARAGE

With aluminium up and over door, part panel/part glazed side access door, glazed windows to side and rear aspects, external power supply connected, and ample 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**

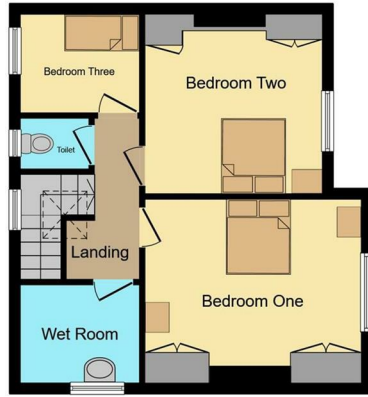
Main services of gas, electricity, water and drainage are connected.

## **VIEWING**

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



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

