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ESTATE AGENTS & LETTINGS
Bob Gutteridge

72 Clare Avenue, Porthill, Newcastle, Staffs, ST5 8PR







Freehold Offers in excess of £135,000

Bob Gutteridge Estate Agents are pleased to offer to the market this non-standard BISF construction semi-detached home, situated in this desirable location. The property provides ease of access to local shops, schools and amenities, whilst also offering good road links to the A500 & A34. As you would expect, this home benefits from the modern-day comforts of double glazing, together with gas central heating. In brief, the accommodation comprises entrance hallway, lounge, fitted kitchen / diner, half-brick conservatory, utility room, store, ground floor W/C and to the first floor are three generously sized bedrooms and a first-floor bathroom. Externally, the property offers a foregarden with driveway parking to the front, together with a sizeable enclosed rear yard.

Offering spacious accommodation and a convenient location providing ease-of-access to local amenities, this semi-detached home presents an appealing opportunity for a variety of purchasers.

Please note: this property is of non-standard construction of the BISF Steel Framed variety. High street lenders are able to provide mortgages for this type of construction and a mortgage broker would be able to provide further information.

ENTRANCE HALLWAY 3.66m x 2.08m (12'0" x 6'10")

With Upvc double-glazed front access door, five-lamp spotlight fitting, smoke alarm, double panelled radiator, ceramic tile flooring, access to understairs storage cupboard providing ample domestic storage space, wall-mounted thermostat, stairs to first floor and doors leading off to;





LIVING ROOM 4.17m x 3.66m (13'8" x 12'0")

With Upvc double-glazed bay window to front, three-lamp light fitting, coving to ceiling, double panelled radiator, feature log-effect electric fireplace with timber surround, wood-effect laminate flooring, Virgin Media connection point (subject to usual transfer regulations) and power points.







STORE 1.68m x 1.17m (5'6" x 3'10")

With Upvc double-glazed frosted window to side, built-in meter box housing gas meter, ceramic tile flooring and power points.

FITTED KITCHEN / DINER 6.35m x 2.59m (20'10" x 8'6")

With Upvc double-glazed patio doors to conservatory, Upvc double-glazed window to rear, six spotlight fittings, three-lamp light fitting, coving to ceiling, double panelled radiator, a range of base and wall-mounted kitchen storage cupboards providing ample domestic cupboard and drawer space, built-in stainless steel bowl and a half sink unit with mixer tap above, built-in Indesit oven with four-ring electric hob and extractor hood above, round-edged worktops, space for fridge freezer, power points and doors leading off to;







UPVC AND HALF-BRICK CONSERVATORY 3.30m x 3.89m (10'10" x 12'9")

With Upvc double-glazed patio French doors to side, Upvc double-glazed windows to side and rear aspects, double panelled radiator, wood-effect laminate flooring and power points.





UTILITY ROOM 3.53m x 1.14m (11'7" x 3'9")
With composite door, glazed frosted side access door, enclosed light fitting, an Ideal HE15 gas boiler providing the domestic heating system, plumbing for automatic washing machine and space for vented dryer. Leading off to;



GROUND FLOOR WC 1.14m x 0.76m (3'9" x 2'6")
With Upvc double-glazed frosted window to side, wall-mounted light fitting, wood-effect flooring and a low-level WC.



FIRST FLOOR LANDING 2.13m x 1.73m (7'0" x 5'8")
With Upvc double-glazed window to side, three-lamp light fitting, smoke alarm, loft access, single panelled radiator, power points and doors leading off to;



BEDROOM ONE (FRONT) 3.66m x 3.18m (12'0" x 10'5")
With Upvc double-glazed window to front, two pendant light fittings, single panelled radiator, two built-in storage cupboards providing ample domestic storage space, housing an immersion heater providing the domestic hot water system and power points.







BEDROOM TWO (REAR) 4.11m x 2.59m (13'6" x 8'6")
With Upvc double-glazed window to rear, two pendant light fittings, single panelled radiator, built-in storage cupboard providing ample domestic storage space, wood-effect laminate flooring and power points.





BEDROOM THREE (FRONT) 2.62m x 2.74m maximum (8'7" x 9'0" maximum)
With Upvc double-glazed window to front, pendant light fitting, single panelled radiator and power points.





FIRST FLOOR BATHROOM 2.13m x 1.65m (7'0" x 5'5")
With Upvc double-glazed frosted window to rear, three-lamp light fitting, vertical chrome towel radiator, a white suite comprising low-level dual-flush WC, pedestal sink unit with taps above and panelled bath unit with taps above and separate Redring electric shower unit, wood-effect vinyl cushion flooring and ceramic wall tiling.



EXTERNALLY

FORE GARDEN
Bounded by concrete posts, timber fencing and mature border edges, with modest lawn, plum slate chippings and tarmac driveway providing parking for one vehicle, with a metallic gate providing access to;





ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing, with stone flag paving and patio area providing sitting space, modest lawn, mature tree, mature border hedges, metallic garden shed providing ample domestic storage space, plum slate chippings, outdoor lights, outdoor plug sockets and outdoor tap.









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 or 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.

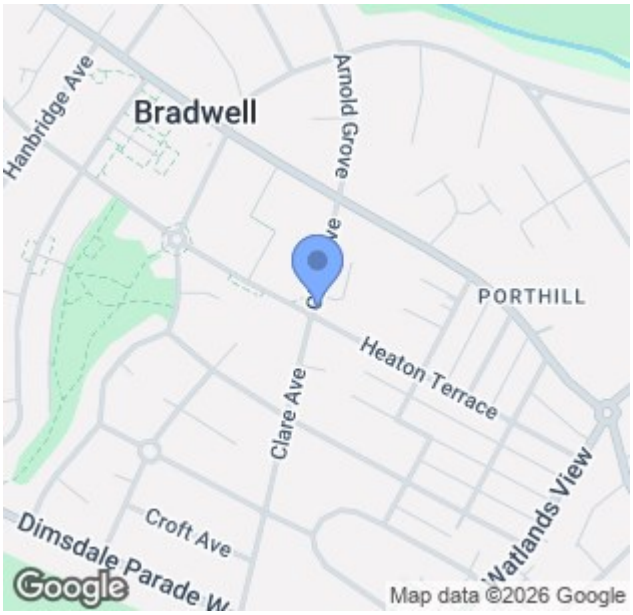
VIEWING
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

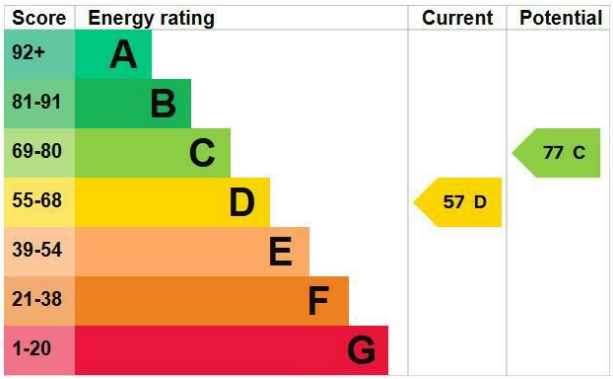
Clare Avenue, Newcastle



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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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

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