

47 Harper Avenue, Milehouse, Newcastle-under-Lyme, Staffordshire, ST5 9DT



Freehold Offers in excess of £210,000

Bob Gutteridge Estate Agents are pleased to bring to the market this modern semi-detached home, situated within the ever-convenient residential location of Milehouse. The property is ideally placed for access to both the A34 and A500, whilst also being conveniently located for local shops, schools, and amenities. As expected, the property benefits from the modern-day comforts of gas combination central heating together with Upvc double glazing. In brief, the accommodation comprises a storm porch, open-plan through lounge/dining room, and modern fitted kitchen. To the first floor are three well-proportioned bedrooms together with a first-floor bathroom and separate laundry room. Externally, the property enjoys gardens to both the front and rear, together with covered patio seating areas and off-road parking for up to two vehicles.

Viewing is highly recommended to fully appreciate the spacious accommodation, useful external space, and convenient Milehouse location this modern semi-detached home has to offer.

STORM PORCH 2.03m x 0.89m (6'8" x 2'11")

With Upvc composite double glazed frosted side access door, Upvc double glazed windows to front and side aspects, two spotlight fittings, ceramic tile flooring and a Upvc double glazed frosted door leads off to;



THROUGH LOUNGE/DINER 6.78m x 5.23m (22'3" x 17'2")

With Upvc double glazed bay window to front, Upvc double glazed patio rear access doors, six-lamp light fittings, two double panelled radiators, wood effect herringbone flooring, TV aerial connection point, power points, feature fireplace with fitted log burner, stairs to first floor and door leading off to;



FITTED KITCHEN 4.65m x 2.39m (15'3" x 7'10")

With Upvc double glazed frosted side access door, Upvc double glazed windows to side and rear aspects, eight spotlight fittings, a range of base and wall mounted kitchen storage cupboards providing ample domestic cupboard and drawer space, square edge butchers block worktop with built-in stainless steel sink unit with mixer tap above, Stoves three-compartment oven with five-ring gas hob and extractor hood above, space for automatic dishwasher, space for automatic washing machine, space for fridge/freezer, built-in meter cupboard housing a Worcester gas combination boiler providing the domestic hot water and heating systems, ceramic splashback tiling, wood effect flooring and power points.



FIRST FLOOR LANDING 2.18m x 1.75m (7'2" x 5'9")

With Upvc double glazed window to side, three-lamp light fitting, loft access, smoke alarm, decorative dado railing, power points, access to laundry cupboard with enclosed light fitting, single panelled radiator and space for condenser dryer and doors leading off to;



BEDROOM ONE (REAR) 3.51m x 2.82m (11'6" x 9'3")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, built-in storage cupboards providing ample domestic storage space and power points.



BEDROOM TWO (FRONT) 3.15m x 2.77m (10'4" x 9'1")

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



BEDROOM THREE (REAR) 3.25m x 2.49m (10'8" x 8'2")

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



FIRST FLOOR BATHROOM 2.39m x 1.83m (7'10" x 6'0")

With Upvc double glazed frosted window to front, two spotlight fittings, one spotlight/extractor fan fitting, vertical chrome radiator, a grey suite comprising low-level dual flush WC, vanity sink unit with mixer tap above, panelled bath unit with mixer tap above and separate thermostatic direct-flow shower unit, wood effect vinyl cushion flooring and ceramic splashback tiling with ceramic decorative dado tiling.



EXTERNALLY

FORE GARDEN

Bounded by garden brick walls, concrete posts and timber fencing, with block paving and driveway providing parking for up to two vehicles, stone chippings, raised border, built-in meter cupboard housing gas and electricity meters and timber rear access gate provides access off to;



ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing, with sandstone paving and patio area providing ample domestic patio and sitting space, generous lawn, covered patio area and access off to timber-built garden shed.



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.

Harper Avenue, Newcastle-under-Lyme



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

 **Bob Gutteridge**
ESTATE AGENTS & LETTINGS



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



 **Bob Gutteridge**
ESTATE AGENTS & LETTINGS