

26 Collard Avenue, Cross Heath, Newcastle, Staffs, ST5 9LH



Freehold Offers in excess of £165,000

Bob Gutteridge Estate Agents are pleased to offer to the market this desirable and well-presented mid-townhouse, situated within the convenient residential location of Cross Heath. The property provides ease of access to local shops, schools, and amenities, whilst also offering good road links to the A34. The vendor has maintained the property to a good standard throughout and, as such, the home benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating. In brief, the accommodation comprises an entrance lobby, spacious lounge, open-plan fitted kitchen/breakfast room, and ground floor WC. To the first floor are two generous double bedrooms together with a family bathroom. Externally, the frontage has been landscaped to provide a resin driveway offering off-road parking, together with low-maintenance pathways and borders. Access leads alongside the property to a the desirable enclosed rear garden, which features a combination of resin and paved patio areas and enjoys an attractive outlook. This well-presented home would make an ideal first-time purchase or suit those looking to move either up or down the property ladder.

ENTRANCE LOBBY

With composite double-glazed frosted front access door, spotlight fitting, panelled radiator, wood effect laminate flooring, stairs leading to first floor landing and doors leading off to rooms, including:



LOUNGE 4.52m x 3.51m (14'10" x 11'6")

With Upvc double-glazed window to front, pendant light fitting, panelled radiator, feature marble fireplace with built-in living flame coal effect gas fire, TV aerial connection point, power points and door leading off to:



UNDERSTAIRS STORE

With pendant light fitting, vinyl cushion flooring and ample domestic shelving and storage space.

FITTED KITCHEN / BREAKFAST ROOM 3.48m x 2.31m (11'5 x 7'7")

With Upvc double-glazed window to rear, Upvc double-glazed rear access door, two two-lamp light fittings, a range of base and wall-mounted beech wood storage cupboards providing ample domestic cupboard and drawer space, high-gloss round-edge work surface with built-in stainless steel sink unit with chrome mixer tap above, built-in Baumatic four-ring ceramic electric hob unit with oven beneath plus extractor hood above, ceramic splashback tiling, ceramic tiled flooring, space for fridge/freezer, plumbing for automatic washing machine, power points and door to a built in boiler cupboard housing a Baxi 600 gas combination boiler providing the domestic hot water and central heating systems. Access to;



REAR LOBBY AREA

With pendant light fitting and access leading off to:

DOWNSTAIRS WC 1.37m x 0.84m (4'6" x 2'9")

With Upvc double-glazed frosted window to rear, batten light fitting, low-level dual flush WC, panelled radiator and vinyl cushion flooring.



FIRST FLOOR LANDING

With access to loft space, smoke alarm, three spotlight fittings, and doors leading off to rooms, including:

BEDROOM ONE (FRONT) 4.47m reducing to 3.51m x 3.28m (14'8" reducing to 11'6" x 10'9")

With Upvc double-glazed windows to front, Artexed ceiling, coving, pendant light fitting, engineered oak flooring, panelled radiator, and power points.



BEDROOM TWO (REAR) 3.61m x 2.62m (11'10" x 8'7")

With Upvc double-glazed window to rear, Artexed ceiling, coving, pendant light fitting, panelled radiator, and power points.



FIRST FLOOR BATHROOM 2.67m x 1.80m (8'9" x 5'11")

With Upvc double-glazed frosted window to rear, Artexed ceiling, coving, three-lamp light fitting, a white suite comprising low-level dual-flush WC, pedestal sink unit with chrome mixer tap above, panelled bath unit with chrome mixer tap, along with thermostatic direct-flow shower, ceramic splashback tiling with inset mosaic border tile, ceramic tiled flooring, and modern chrome towel radiator.



EXTERNALLY

FORE GARDEN

Bounded by concrete posts and timber fencing, together with garden brick walls. A resin driveway provides off-road parking for one vehicle, with brick-paved pathways and artificial grass providing ease of maintenance. Access leads alongside the property to:



ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing, with a resin-paved area providing ample domestic patio and sitting space, together with a wealth of mature shrubs and plants to borders. A lawned section leads to a further paved patio area providing additional patio and sitting space, along with access to a garden summer house.



COUNCIL TAX

Band 'B' 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

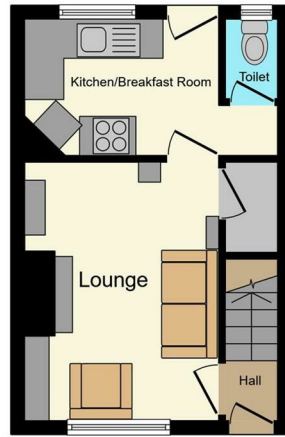
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



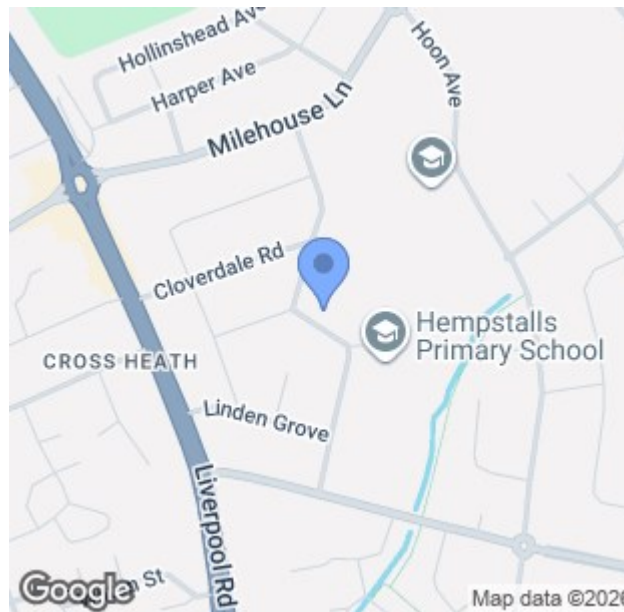
Ground Floor



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

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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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