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25 Hollinshead Avenue, Milehouse, Newcastle, Staffs, ST5 9DD



Freehold £215,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable semi-detached home, enjoying the enviable benefit of backing directly onto Wolstanton Golf Club, situated within the ever-popular residential location of Milehouse. The property provides ease of access to local shops, schools, and amenities, whilst also offering excellent road links to both the A34 and A500. As expected, this home benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating. In brief, the accommodation comprises an entrance hall, bay-fronted lounge, dining room, modern fitted kitchen, ground floor WC, and a half-brick Upvc double-glazed conservatory. To the first floor are three well-proportioned bedrooms together with a family bathroom and separate WC. Externally, the property offers off-road parking to the front, whilst to the rear is a desirable enclosed garden which, as previously mentioned, backs directly onto Wolstanton Golf Club, providing an attractive and open outlook.

Viewing is highly recommended to fully appreciate the spacious accommodation, desirable rear garden, and enviable position backing onto Wolstanton Golf Club that this attractive family home has to offer.

ENTRANCE HALL

With Upvc double-glazed frosted front access door with inset lead pattern and stained glass, Upvc double-glazed frosted window to side with inset lead pattern, pendant light fitting, panelled radiator, decorative dado rail, oak-effect laminate flooring, power points, stairs to first floor landing, and door provides access off to:



DOWNSTAIRS WC 1.55m x 0.79m + door recess (5'1" x 2'7" + door recess)

With Upvc double-glazed frosted window to rear with inset lead pattern, enclosed light fitting, electricity consumer unit, a white suite comprising low-level WC and wall-mounted sink unit with tap above, ceramic splashback tiling with decorative border tile, and ceramic tiled flooring.



BAY FRONTED LOUNGE 4.60m into bay x 3.51m (15'1" into bay x 11'6")

With Upvc double-glazed bay window to front with inset lead pattern and stained glass to skylights, artex to ceiling, decorative ceiling rose, coving, decorative dado rail, panelled radiator, feature fireplace surround with built-in living flame coal-effect gas fire, BT telephone point subject to usual transfer regulations, oak-effect laminate flooring, and power points.



SITTING ROOM 3.38m x 3.33m (11'1" x 10'11")

With Upvc double-glazed window to front with inset lead pattern, coving to ceiling, two wall light fittings, panelled radiator, oak-effect laminate flooring, TV aerial lead, and power points.



MODERN FITTED KITCHEN 3.30m x 2.26m (10'10" x 7'5")

With Upvc double-glazed frosted rear access door with inset lead pattern, Upvc double-glazed window to rear with inset lead pattern, two three-lamp light fittings, a range of base and wall-mounted high-gloss grey storage cupboards providing ample domestic cupboard and drawer space, square-edge work surface in marble effect with built-in resin bowl and a half sink unit with mixer tap above, built-in four-ring electric induction hob unit with built-in Zanussi double oven and built-in microwave above, space for fridge/freezer, plumbing for automatic washing machine, mosaic glazed splashback tiling, modern grey LVT flooring, power points, and access leads off to:



HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 3.45m x 3.40m (11'4" x 11'2")

With Upvc double-glazed patio doors to side, Upvc double-glazed panels to side and rear aspects, wood-effect laminate flooring, two panelled radiators, pendant light fitting, and power points.



FIRST FLOOR LANDING

With Upvc double-glazed frosted window to rear with inset leaded pattern, access to loft space, pendant light fitting, decorative dado rail, oak-effect laminate flooring, and doors leading off to rooms including:



SEPARATE WC 1.27m x 0.89m (4'2" x 2'11")

With Upvc double-glazed frosted window to rear with inset leaded pattern, pendant light fitting, fully tiled half-height wall ceramics with decorative border tile and random pattern tile, ceramic tiled flooring, and a white low-level WC.



LUXURY FIRST FLOOR BATHROOM 2.21m x 1.73m (7'3" x 5'8")

With Upvc double-glazed frosted window to side with inset leaded pattern, aqua boarding to walls and ceiling, four LED spotlight fittings, modern vertical towel radiator, and a built-in suite comprising vanity sink unit with monobloc chrome mixer tap above, L-shaped bath with shower unit and monobloc chrome mixer tap, together with monobloc chrome thermostatic direct flow shower with separate hair attachment, and modern wood-effect LVT flooring.



BEDROOM ONE (FRONT) 4.11m x 2.51m to wardrobe frontage (13'6" x 8'3" to wardrobe frontage)

With Upvc double-glazed windows to front with inset leaded pattern and stained glass to skylights, Artex to ceiling, pendant light fitting, panelled radiator, modern wood-effect laminate flooring, power points, and built-in wardrobes providing ample domestic hanging and storage space. Door to a built in boiler cupboard housing a Worcester gas combination boiler providing the domestic hot water and central heating systems.



BEDROOM TWO (FRONT) 3.35m x 3.33m (11'0" x 10'11")

With Upvc double-glazed windows to front with inset leaded pattern and stained glass to skylights, artex to ceiling, pendant light fitting, picture rail, oak-effect laminate flooring, panelled radiator, and power points.

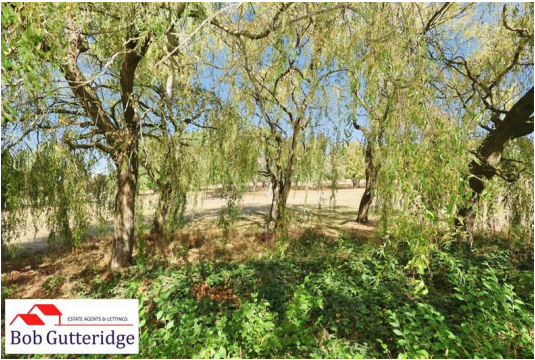


BEDROOM THREE (REAR) 2.29m x 2.29m (7'6" x 7'6")

With Upvc double-glazed window to rear with inset leaded pattern, artex to ceiling, decorative picture rail, beech wood-effect laminate flooring, and power points.



EXTERNALLY



FORE GARDEN

Bounded by timber posts and timber fencing, along with garden brick walls. Double metal gates provide vehicular access to the front of the property, with a paved driveway providing off-road parking. Access leads alongside the property providing access to:



REAR GARDEN

Bounded by mature hedges to borders, together with concrete posts and timber fencing and garden brick walls with trellis works. A paved area provides ample patio and sitting space, tiering down to a lawn section with feature pond and further garden area to the rear with fruit trees.



COUNCIL TAX

Band 'A' 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

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ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 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

