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3



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72, Oaklands Avenue

Wolstanton, Newcastle, Staffordshire, ST5 0DS

- TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE
- RIPE FOR MODERNISATION/IMPROVEMENT
- IDEAL FIRST TIME BUYER PROPERTY OR INVESTMENT OPPORTUNITY
- WELL ESTABLISHED TOWN POSITION
- PRIVATE REAR GARDEN
- FAR REACHING TOWNSCAPE VIEWS TO FRONT

Asking Price £99,950

For viewings call 01782 615530

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Traditional three bedroom semi detached house, ripe for modernisation/improvement, ideal for a first time buyer project or as an investment opportunity.

The property holds an elevated position within a well established area of town, with far reaching townscape views to front aspect and enjoying private garden plot to rear.

The accommodation in detail comprises:-

Ground Floor

Entrance Hall

With half glazed uPVC entrance door with side panels. Radiator and staircase to first floor having under stairs store housing combination gas fired boiler.

Living/dining Room

12' 7" into bay x 11' 3" max (3.84m x 3.43m)

Gas fire and surround, radiator and uPVC double glazed round bay.

Sitting Room

12' 6" x 11' 3" max (3.81m x 3.43m)

Living flame coal effect gas fire having timber surround and decorative tiled inset/hearth, aluminium double glazed sliding patio door to rear.

Kitchen

10' 3" x 7' 0" (3.12m x 2.13m)

Single drainer sink unit, worktops, base cupboard and double wall cupboard. Gas cooker point, plumbing for washing machine and uPVC double glazed window to side aspect.

Rear Porch

With uPVC door to side.

First Floor

Landing

With uPVC double glazed window to side, and having loft access point.

Bedroom One

13' 8" x 9' 3" to wardrobe (4.17m x 2.82m)

Range of built-in wardrobes to one wall, uPVC double glazed window to front, and radiator.

Bedroom Two

12' x 9' 4" to wardrobe (3.66m x 2.84m)

Built-in wardrobes to one wall having cupboard above. uPVC double glazed window to rear, and radiator.

Bedroom Three

7' 3" x 6' 5" (2.21m x 1.96m)

uPVC double glazed window to front, and radiator.

Shower Room

7' 1" x 6' 5" (2.16m x 1.96m)

Corner shower cubicle with mains shower and pedestal wash hand basin. Part tiled walls, towel rail, uPVC double glazed window to rear.

Separate W.C.

Having small uPVC double glazed window.

Exterior

Raised low maintenance front garden area having boundary front wall. Enclosed private rear garden, principally laid to lawn with flagged patio area, exterior water tap and garden shed.

Rear Garden



Townscape Views to Front



Services

All mains services connected.

Central Heating

From gas fired combination boiler to radiators, as listed.

Tenure

We understand from the vendor that the property is freehold.

Glazing

Majority sealed unit uPVC double glazing installed.

Council Tax

Band 'B' amount payable £1128.55 2012/13. Newcastle Under Lyme Borough Council.

Measurements

Please note that the room sizes are quoted in feet and inches and the metric equivalent in metres, measured on a wall to wall basis. The measurements are approximate.

Viewing

Strictly by appointment through Follwells.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate

72, Oaklands Avenue, NEWCASTLE, ST5 0DS
 Dwelling type: Semi-detached house Reference number: 8037-7727-0130-5594-2902
 Date of assessment: 04 March 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 04 March 2013 Total floor area: 81 m²

Use this document to:

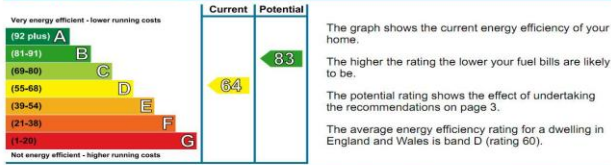
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,250
Over 3 years you could save	£ 564

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 135 over 3 years	
Heating	£ 1,749 over 3 years	£ 1,401 over 3 years	
Hot Water	£ 255 over 3 years	£ 150 over 3 years	
Totals	£ 2,250	£ 1,686	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 123	<input checked="" type="checkbox"/>
2 Low energy lighting for all fixed outlets	£40	£ 90	<input checked="" type="checkbox"/>
3 Heating controls (room thermostat and TRVs)	£350 - £450	£ 111	<input checked="" type="checkbox"/>

See page 3 for a full list of recommendations for this property.
 To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

NOTE: None of these services, built in appliances, or where applicable, central heating has been tested by follwells, and we are unable to comment on serviceability. All dimensions given are approximate.

- These particulars do not constitute, nor constitute any part of, an offer or a contract.
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