

## 34 Vale View, Porthill, Newcastle, Staffordshire, ST5 0AF



**Freehold £132,950**



Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented traditional town house in Porthill which provides ease of access to both the A34 & A500 as well as being well placed for local shops, schools and amenities. The property is well presented throughout and offers the modern day comforts of Upvc double glazing along with combi central heating, In brief the property comprises of entrance lobby, bay fronted lounge, spacious full width fitted kitchen / diner and to the first floor a study area can be found along with two bedrooms and a first floor bathroom. Externally the property has been landscaped to the front to allow for off road parking and to the rear the property offers a pleasant sized garden. This property is also being sold with the additional benefit of NO VENDOR CHAIN !

### ENTRANCE LOBBY

With composite frosted double glazed front access door, globe light fitting, coving to ceiling, smoke alarm, original Minton tiled flooring, built in electricity meter cupboard with consumer unit plus meter, stairs to first floor landing and door leads off to;



### BAY FRONTED LOUNGE 4.78m x 3.68m (15'8" x 12'1")

With Upvc double glazed bay window to front, coving to ceiling, decorative picture rail, built in bay window seating, t.v. aerial connection point, Virgin Media connection point (Subject to usual transfer regulations), marble hearth plus inset with surround plus coal effect gas fire, single panelled radiator, power points and door leads off to;



**FITTED KITCHEN / DINING ROOM 4.65m x 3.30m (15'3" x 10'10")**

With three Upvc double glazed windows to rear, Upvc double glazed frosted rear access door, coving to ceiling, three lamp light fitting, pendant light fitting, a range of base and wall mounted maple wood effect storage cupboards providing ample domestic cupboard and drawer space, high gloss granite effect round edge work surface with built in bowl and half stainless steel sink unit with mixer tap above, built in four ring gas hob unit with oven beneath plus extractor hood above, stainless steel splashback to hob unit, ceramic splashback tiling, white wood effect laminate flooring, single panelled radiator, integrated fridge / freezer, plumbing for automatic washing machine, power points and door to understairs storage cupboard providing further storage space.



**FIRST FLOOR LANDING**

With pendant light fitting, access to loft space, smoke alarm, four lamp light fitting, single panelled radiator, recessed area providing office/study space, Honeywell thermostat, power points and doors to rooms including;



**BEDROOM ONE (FRONT) 4.70m reducing to 3.71m x 3.45m (15'5" reducing to 12'2" x 11'4")**

With two Upvc double glazed windows to front, three lamp light fitting, single panelled radiator, t.v. aerial connection point, BT telephone socket (Subject to usual transfer regulations) and power points.



**BEDROOM TWO (REAR) 4.06m x 2.64m (13'4" x 8'8")**

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



**FIRST FLOOR BATHROOM 2.67m x 2.41m (8'9" x 7'11")**

With Upvc double glazed frosted window to rear, three lamp light fitting, a white suite comprising of low level w.c., pedestal sink unit with chrome mixer tap above, "P" shaped bath / shower unit with mixer tap plus thermostatic direct flow shower, curved glazed shower screen, ceramic splashback tiling in high gloss white wall ceramics, ceramic tiled flooring, single panelled radiator and door to built in boiler cupboard with Alpha combination boiler providing the domestic hot water and central heating systems.

**EXTERNALLY**



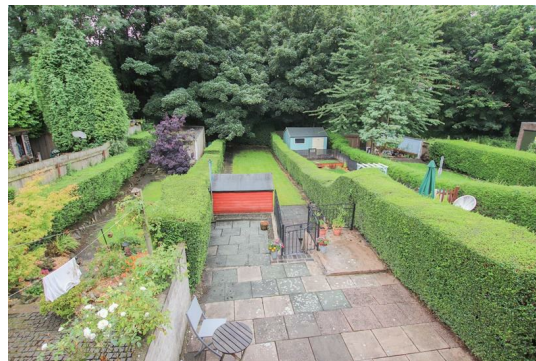
**FORE GARDEN**

Bounded by concrete post and timber fencing, dropped kerb provides access to plum slate chipping area providing off road parking and access alongside the property to;



## REAR GARDEN

Bounded by established hedges to borders along with garden concrete block walls, spacious flagged area providing ample domestic patio space and sitting space etc., tiered down to a lawn section with flagged pathways and garden timber shed providing ample domestic external storage space etc.



## Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshires 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

Our mortgage advice is free of charge and our Financial Services Department specialises in arranging residential mortgages. 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.

## NOTE

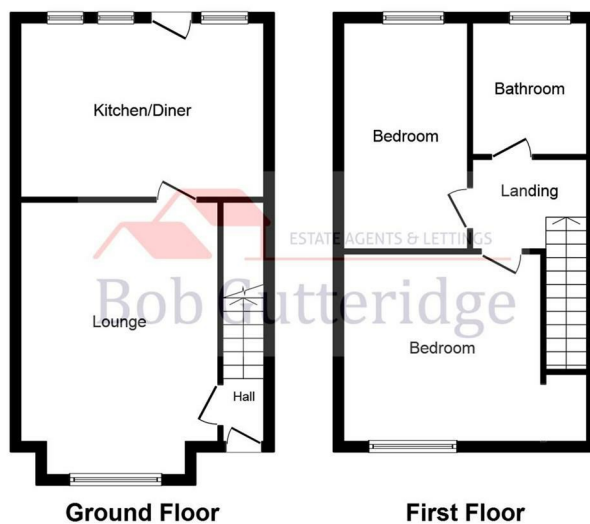
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

**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 plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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