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630 Beverley Drive, Bentilee, Stoke-On-Trent, Staffordshire, ST2 0RE



Freehold £124,950

Bob Gutteridge Estate Agents are pleased to offer to the market this spacious extended semi detached home situated on a corner plot in Bentilee. This home benefits from the modern day comforts of double glazing along with combi central heating and in brief the property comprises of entrance lobby, spacious extended lounge, fitted kitchen/diner, downstairs w.c. and to the first floor are three bedrooms along with a first floor bathroom and access to a usable loft space. Externally the property offers gardens to front and rear. This home is well placed for access to local shops, schools and amenities. We can also confirm that this property is being sold with the added benefit of NO VENDOR CHAIN !

ENTRANCE LOBBY

With Upvc double glazed frosted side access door, Upvc double glazed window to front, wood effect laminate flooring and multi-glazed door provides access off to;



LOUNGE 5.99m x 4.57m (19'8" x 15'0")

With two Upvc double glazed windows to front, artex to ceiling, coving, three lamp light fitting, decorative ceiling rose, two wall light fitting, feature brick fire surround with cast iron insert, panelled radiator, dado rail, Virgin Media connection point (Subject to usual transfer regulations), power points, access to inner passage and multi-glazed door leads off to;



FITTED KITCHEN / DINER 3.45m x 3.43m (11'4" x 11'3")

With double glazed windows to side and rear aspects, panelling to ceiling, three lamp light fitting, base and wall mounted solid pine storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel bowl and a half sink unit with mixer tap above, built in four ring gas hob unit with oven beneath plus extractor hood above, space for dining table, panelled radiator, ceramic splashback tiling, power points and access off to;



REAR LOBBY AREA

With multi-glazed rear access door, glazed window to rear, artex to ceiling, pendant light fitting, double panelled radiator, ceramic wall tiling, ceramic half wall tiling, door to built in store and door to;



DOWNSTAIRS W.C. 1.37m x 0.84m (4'6" x 2'9")

With frosted glazed window to rear, pendant light fitting, a white low level w.c., ceramic half wall tiling and ceramic tiled flooring.

REAR PORCH

With patio door to rear, multi-glazed door to side and quarry tiled flooring.

FIRST FLOOR LANDING

With pendant light fitting, smoke alarm, dado rail, door to built in boiler cupboard with Baxi combination boiler providing the domestic hot water and central heating systems plus doors to rooms including;

FIRST FLOOR BATHROOM 2.51m reducing to 1.60m x 1.68m (8'3" reducing to 5'3" x 5'6")

With double glazed frosted window to rear, wood panelling to ceiling, two spotlight fittings, a white suite comprising of low level w.c., pedestal sink unit, panelled bath unit, built in shower cubicle with thermostatic shower, ceramic half wall tiling, vinyl cushion flooring and panelled radiator.



BEDROOM ONE (FRONT) 3.28m x 3.18m (10'9" x 10'5")

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



BEDROOM TWO (REAR) 4.19m x 2.54m (13'9" x 8'4")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points and sliding wardrobe door reveals built in wardrobes providing ample domestic hanging space and storage space etc..



BEDROOM THREE (FRONT) 3.18m maximum x 2.62m (10'5" maximum x 8'7")

With double glazed window to front, spotlight fitting, dado rail, panelled radiator, power points and access off to;



USABLE LOFT SPACE 6.02m x 5.11m reducing to 3.78m (19'9" x 16'9" reducing to 12'5")

With two double glazed Velux windows to front, double glazed Velux window to rear, double glazed window to rear, four spotlight fittings, access to eaves, double panelled radiator and power points.



EXTERNALLY

FORE GARDEN

REAR GARDEN

Bounded by concrete post and timber fencing, lawn section, flagged area providing patio and sitting space, further decked patio and external timber shed.



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

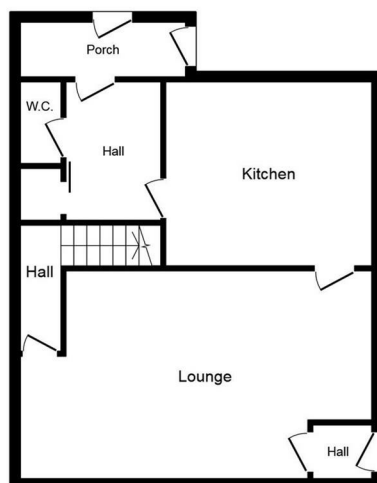
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

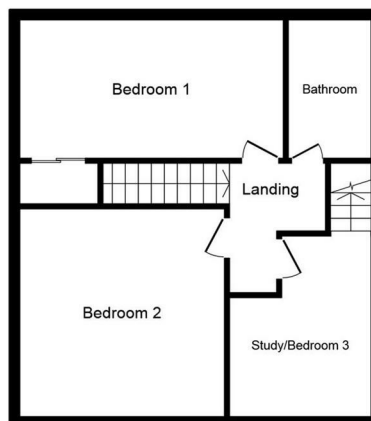
Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



Ground Floor



First Floor

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