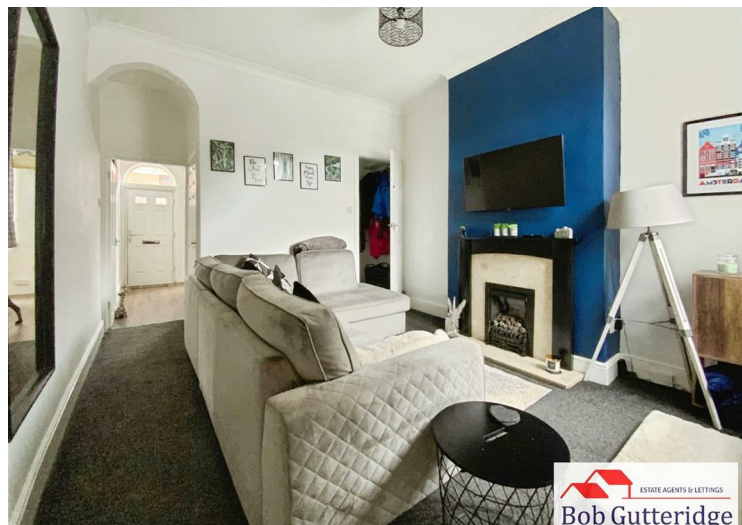


## 32 Dimsdale View East, Porthill, Newcastle, Staffs, ST5 8EE



**Freehold Offers in the region of £145,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented and up to date fore courted terraced home situated in this ever popular and convenient Porthill location which provides ease of access to local shop, schools and amenities as well as offering good road links to both the A34 & A500. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of dining room, separate lounge, cellar, modern fitted kitchen, luxury fully tiled ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers a fore court and enclosed ease of maintenance rear garden. Viewing of This Home Is Highly Recommended !

### **DINING ROOM 3.48m x 3.45m (11'5" x 11'4")**

With Upvc composite double glazed front access door, Upvc double glazed window to front, pendant light fitting, coving to ceiling, two wall-mounted light fittings, double panelled radiator, oak effect laminate flooring, BT Openreach & Virgin Media connection points (subject to usual transfer regulations), power points and door leading off to;



**LOUNGE 3.78m x 3.45m (12'5" x 11'4")**

With Upvc double glazed window to rear, pendant light fitting, coving to ceiling, single panelled radiator, feature fireplace with coal-effect living flame gas fire, TV aerial connection point, Virgin Media connection point (subject to usual transfer regulations), power points, stairs to first floor landing and door leading off to;



**CELLAR**

With steps leading down, original stillage, fluorescent tube light fitting and power supply connected.



**FITTED KITCHEN 3.30m x 1.80m (10'10" x 5'11")**

With Upvc double glazed frosted window to side, six spotlight fittings, single panelled radiator, a range of base and wall-mounted beechwood effect storage cupboards providing ample domestic cupboard and drawer space, round-edge worktop, built in bowl and a half stainless steel sink unit with mixer tap above, space for freestanding gas cooker, extractor hood, grey ceramic splashback tiling, ceramic tiled flooring, plumbing for automatic washing machine, power points and door leading off to;



**REAR ENTRANCE LOBBY**

With Upvc double glazed side access door, single spotlight fitting, space for fridge/freezer, power points and door leading off to;

**LUXURY GROUND FLOOR BATHROOM 1.70m x 3.45m (5'7" x 11'4")**

With Upvc double glazed frosted window to side, access to service hatch, eight spotlight fittings, fully tiled in modern marble effect wall ceramics, ceramic tiled flooring, a white four piece suite comprising of low level dual flush WC, pedetal sink unt, panel bath unit with central monobloc chrome mixer tap with hair attachment, corner glazed shower cubicle with thermostatic direct flow shower and modern chrome towel radiator.



**BEDROOM ONE (FRONT) 3.48m x 3.48m maximum (11'5" x 11'5" maximum)**

With Upvc double glazed window to front, pendant light fitting, access to loft space, double panelled radiator, TV aerial connection point, power points and access to storage cupboard providing ample domestic hanging and storage space.



**BEDROOM TWO (REAR) 3.33m x 3.81m (10'11" x 12'6")**

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, TV aerial connection point and power points.



**EXTERNALLY**

**FORE COURT**

Bounded by garden brick walls with a mature hedge to frontage, a paved area provides ease of maintenance and a gas meter box.



**ENCLOSED REAR GARDEN**

Bounded by garden brick walls along with concrete post and timber fencing, a timber gate provides pedestrian access to the rear of the property, paved pathways, external cold water tap, artifical grassed area providing ease of maintenance with blue slate chipping to border, a timber decked area provides ample patio and sitting space.



**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 !

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**MORTGAGE**

We have access to a financial adviser that specialises in residential mortgages and has access to a host or 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	76 C
39-54	E		
21-38	F		
1-20	G		

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

