

40 Dimsdale View East, Porthill, Newcastle, Staffs, ST5 8EE



Freehold £124,950

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional fore-courted Victorian home, situated in this ever-popular and convenient Porthill location. The property provides ease of access to local shops, schools and amenities, whilst also offering good road links to both the A34 and A500. As you would expect, this attractive home benefits from the modern-day comforts of Upvc double glazing, together with gas combination central heating. In brief, the accommodation comprises lounge, separate sitting room, fitted kitchen and ground-floor bathroom. To the first floor are two generous double bedrooms. Externally, the property offers a forecourt frontage, together with an enclosed rear yard which also provides access to a detached sectional garage, offering useful additional storage or parking.

Combining traditional Victorian character with a convenient location, this property is sure to appeal to a variety of purchasers, including first-time buyers and those looking to move up or down the property ladder.

We can also confirm that this home is being sold with the added benefit of NO VENDOR UPWARD CHAIN!

LOUNGE 3.48m x 3.45m (11'5" x 11'4")

With Upvc double-glazed window to front with inset lead pattern, Upvc double-glazed frosted front access door with inset lead-pattern stained glass and glazed skylight above, original cornice to ceiling, pendant light fitting, smoke alarm, feature fire surround with built-in modern coal-effect electric fire, built-in meter cupboards, panelled radiator, power points, and multi-glazed door provides access off to:



SITTING ROOM 3.51m x 3.78m (11'6" x 12'5")

With Upvc double-glazed window to rear, textured walls and ceiling, coving, pendant light fitting, feature stone fireplace with gas fire, panelled radiator, stairs to first floor landing, door to cellar with steps leading down and stillage, power points, and multi-glazed sliding door provides access off to:



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

With Upvc double-glazed window to side, full-length light fitting, Main Combi Eco gas combination boiler serving the domestic hot water and central heating systems, a range of base and wall-mounted beechwood storage cupboards providing ample domestic cupboard and drawer space, granite-edge work surface with built-in stainless steel sink unit and mixer tap above, plumbing for automatic washing machine, space for freestanding electric cooker, ceramic wall tiling, space for under-counter fridge, power points, and access leads off to:



REAR LOBBY AREA

With Upvc double-glazed frosted tiled access door, vinyl cushion flooring, door to built-in storage cupboard providing ample domestic shelving and storage space, and access leads off to:

GROUND FLOOR BATHROOM 2.08m x 1.73m (6'10" x 5'8")

With Upvc double-glazed frosted window to side, textured ceiling, fully tiled walls with high-gloss ceramic wall tiling and inset random-pattern tile, a three-piece suite comprising low-level WC, pedestal sink unit, and panelled bath with mixer tap and shower attachment, vinyl cushion flooring, and double panelled radiator.



FIRST FLOOR LANDING

With pendant light fitting, coving, smoke alarm, and door leads off to:



BEDROOM ONE (FRONT) 3.51m x 3.45m (11'6" x 11'4")

With Upvc double-glazed window to front with inset lead pattern, pendant light fitting, coving, panelled radiator, power points, and door to built-in storage cupboard providing ample domestic shelving and storage space.



BEDROOM TWO 3.78m x 3.45m (12'5" x 11'4")

With Upvc double-glazed window to rear, Artex ceiling, coving, pendant light fitting, panelled radiator, power points, and built-in wardrobe providing ample domestic hanging and storage space.



EXTERNALLY

ENCLOSED REAR YARD

Bounded by concrete posts and timber fencing, together with garden brick walls, with paved area providing patio and seating space, and access to a detached sectional garage providing ample domestic external storage space.



SECTIONAL GARAGE

With up and over door, side access door and ample domestic external storage space.



COUNCIL TAX

Band 'A' amount payable to Newcastle-under-Lyme Borough Council.

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 !

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

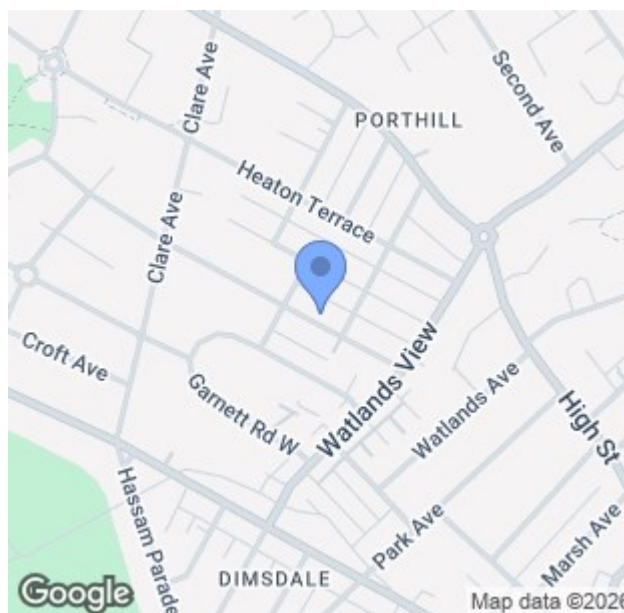
Main services of gas, electricity, water and drainage are connected.

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



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

