

## 1 Dain Place, Porthill, Newcastle, Staffordshire, ST5 8QL



**Freehold Offers in excess of £199,950**

Bob Gutteridge Estate Agents are delighted to present this attractively presented and well-maintained semi-detached home, situated within a desirable cul-de-sac location in Porthill. The property offers excellent access to local shops, schools, and amenities, along with convenient road links to the A34 and A500. This much-loved home has been carefully maintained over the years and benefits from modern-day comforts including uPVC double glazing and gas combination central heating. The well-proportioned accommodation briefly comprises: entrance hall, downstairs WC, bay-fronted lounge, dining area, and a fitted kitchen/breakfast room. To the first floor, there are three generously sized bedrooms along with a fully tiled shower room. Externally, the property provides off-road parking, a detached sectional garage, and gardens to both the front and rear.

This property is offered for sale with the added benefit of No Vendor Chain. Viewing is Highly Recommended.

## ENTRANCE HALL

With composite double glazed frosted front access door featuring inset lead pattern, frosted double glazed panels to sides and skylight above, coving to ceiling, smoke alarm, three lamp light fitting, decorative dado rail, power point, double panelled radiator, stairs to first floor landing, and doors providing access off to;



## DOWNSTAIRS WC 1.55m x 1.09m (5'1" x 3'7")

With Upvc double glazed frosted window to side, white built-in dual flush WC, vinyl cushion flooring, and built-in gas and electricity meter cupboards.

## BAY FRONTED LOUNGE 3.84m into bay x 3.63m (12'7" into bay x 11'11")

With Upvc double glazed bay window to front featuring inset lead pattern, coving to ceiling, pendant light fitting, feature fireplace with inset living flame coal effect gas fire, TV aerial connection point, power points, and double panelled radiator. Access leads off to;



## DINING AREA 3.63m x 3.45m (11'11" x 11'4")

With Upvc double glazed window to rear with inset lead pattern to skylight, coving to ceiling, panelled radiator, and power points.



## FITTED KITCHEN / BREAKFAST ROOM 4.42m x 2.39m reducing to 1.85m (14'6" x 7'10" reducing to 6'1")

With Upvc double glazed windows to rear and side aspects with inset lead pattern, Upvc double glazed frosted side access door, artex ceiling, light fittings, a range of base and wall mounted soft cream storage cupboards providing ample cupboard and drawer space, high gloss granite effect round edge work surfaces incorporate a bowl-and-a-half stainless steel sink unit with mixer tap, built-in four ring stainless steel gas hob unit with oven/grill beneath plus extractor hood above, ceramic splashback tiling, built-in breakfast bar, plumbing for automatic washing machine, space for condenser dryer, vinyl cushion flooring, double panelled radiator, power points, and door to a built in boiler cupboard housing a Vaillant gas combination boiler providing the domestic hot water and central heating systems.



## FIRST FLOOR LANDING

With Upvc double glazed window to side featuring inset lead pattern, access to loft space via retractable ladder with lighting and storage, pendant light fitting, smoke alarm, decorative dado rail, power point, and doors leading off to rooms including;



## BEDROOM ONE (FRONT) 3.63m x 3.33m (11'11" x 10'11")

With Upvc double glazed window to front with inset lead pattern, pendant light fitting, panelled radiator, and power points.



## BEDROOM TWO (REAR) 3.48m x 3.63m (11'5" x 11'11")

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



### **BEDROOM THREE (FRONT) 2.29m (over bulk head) x 1.88m (7'6" (over bulk head) x 6'2")**

With Upvc double glazed window to front with inset lead pattern, pendant light fitting, over-stairs bulkhead, and power points.



### **LUXURY FIRST FLOOR SHOWER ROOM 1.83m x 1.75m (6'0" x 5'9")**

With Upvc double glazed frosted window to rear, multiple light fittings, artex ceiling, fully tiled walls in modern ceramics, a white suite comprising dual flush WC, wall mounted sink unit with chrome mixer tap and mirror above, walk-in double shower with thermostatic shower, vinyl cushion flooring, and modern vertical towel radiator.



### **EXTERNALLY**

#### **FORE GARDEN**

Bounded by concrete and timber fencing, with a flagged driveway providing off road parking. A ramped stone paved frontage leads to the property, complemented by mature shrubs and plants to borders. Access leads alongside the property to;



**ENCLOSED REAR GARDEN**

Bounded by concrete post and timber fencing, featuring a paved patio area providing space for seating and entertaining, lawn section, mature shrubs and plants to borders, and access to;



## DETACHED SECTIONAL GARAGE

With access door to frontage, two glazed windows to side, power supply connected, and ample external storage space.



## COUNCIL TAX

Band 'C' 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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 66 D    |           |
| 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

