

## 84 Watlands View, Porthill, Newcastle, Staffs, ST5 8AH



**Freehold £135,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious end terraced home situated in this ever popular and convenient Porthill location which provides ease of access to local shops, schools and amenities as well as good road links to the A34 & A500. This spacious home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of bay fronted lounge, dining room, fitted kitchen, ground floor bathroom and to the first floor are three generous bedrooms. Externally the property offers a fore court and enclosed rear yard. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

### **LOUNGE 4.57m x 3.76m (15'0" x 12'4")**

With Upvc double glazed windows to front and side aspects, Upvc front access door with double glazed skylight above, coving to ceiling, decorative ceiling rose, two double wall light fittings, dado rail, built in electricity meter cupboard, feature fire surround with built in electric fire, power points and door to;



### **INNER PASSAGE**

With pendant light fitting, door to built in store, stairs to first floor landing and door to;

### **DINING ROOM 3.73m x 2.84m + recess (12'3" x 9'4" + recess)**

With Upvc double glazed window to rear, pendant light fitting, cornice to ceiling, dado rail, panelled radiator, power points and part panelled part glazed door provides access off to;





**FITTED KITCHEN 3.66m x 2.18m (12'0" x 7'2")**

With Upvc double glazed window to side, LED strip light fitting, wood panelling to ceiling, a range of base and wall mounted shaker oak effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in four ring ceramic hob unit with extractor hood above, integrated over with grill, built in stainless steel sink unit with mixer tap above, space for under counter fridge, plumbing for automatic washing machine, double panelled radiator, vinyl cushion flooring, power points and access to;



**REAR LOBBY AREA**

With Upvc double glazed frosted side access door, enclosed light fitting, door to built in store and door leads off to;

**GROUND FLOOR BATHROOM 2.21m x 1.65m (7'3" x 5'5")**

With Upvc double glazed frosted window to side, panelling to ceiling, enclosed light fitting, panelled radiator, a white suite comprising of low level WC, pedestal sink unit, panelled bath unit with thermostatic direct flow shower above, ceramic splashback tiling and vinyl cushion flooring.



**FIRST FLOOR LANDING**

With Upvc double glazed frosted window to side, three pendant light fittings, double panelled radiator and doors to rooms including;



**BEDROOM ONE (FRONT) 3.81m x 3.10m plus bay (12'6" x 10'2" plus bay)**

With Upvc double glazed bay window to front, coving to ceiling, pendant light fitting, panelled radiator, dado rail, power points and built in wardrobe providing ample domestic hanging space and storage space.



**BEDROOM TWO 2.87m x 2.84m (9'5" x 9'4")**

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



**BEDROOM THREE (REAR) 3.66m x 2.24m (12'0" x 7'4")**

With Upvc double glazed window to rear, three lamp light fitting, access to loft space, panelled radiator, power points and Worcester combination boiler providing the domestic hot water and central heating systems.



**EXTERNALLY**

**FORE COURT**

Bounded by garden block walls along with a metal gate providing pedestrian access to the front of the property and paved providing ease of maintenance.

## ENCLOSED REAR YARD

Bounded by garden brick walls along with timber post and timber fencing, timber gate provides pedestrian access to the side of the property and paved area providing ample patio and sitting 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.

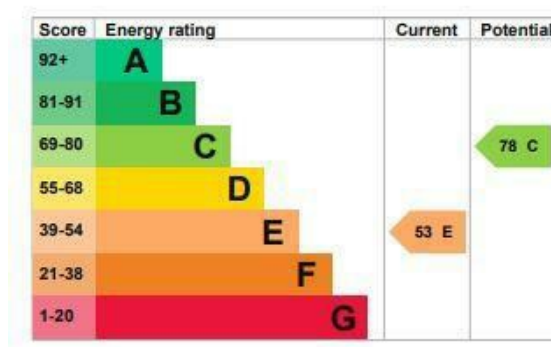
## SERVICES

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.





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

