2 Watlands View, Porthill
Newcastle, Staffs ST5 8AA
Tel: 01782 717341
WebSite: www.bobgutteridge.co.uk
E-mail: enquiries@bobgutteridge.co.uk

naea | propertymark PROTECTED

ESTATE AGENTS & LETTINGS
Bob Gutteridge

20 Denry Crescent, Bradwell, Newcastle, Staffs, ST5 8NG

Freehold Offers in excess of £179,950

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented and up to date end town house situated in this ever popular and convenient Bradwell location which provides ease of access to local shops, schools and amenities as well as providing ease of access to the A34 & A500. As you would expect this property offers the modern day comforts of Upvc double glazing and gas combi central heating. In brief the accommodation comprises of entrance hall, through lounge/diner, modern fitted kitchen/breakfast room, utility area, downstairs WC and to the first floor are three bedrooms along with a first floor luxury bathroom. Externally the property offers gardens to front and rear along with off road parking. Viewing Of This Home Is A Must !

ENTRANCE HALL

With composite double glazed frosted front access door, pendant light fitting, panelled radiator, porcelain tiled flooring, stairs lead to the first floor landing and door leads off to;

THROUGH LOUNGE / DINER 6.05m x 3.07m (19'10" x 10'1")

With Upvc double glazed window to the front, Upvc double glazed double patio doors to the rear, coving to ceiling, two pendant light fittings, smoke alarm, wood-effect laminate flooring, Virgin & BT telephone points (Subject to usual transfer regulations), power points, two panelled radiators and door leads off to;

FITTED KITCHEN / BREAKFAST ROOM 2.82m x 2.90m (9'3" x 9'6")

With Upvc double glazed window to the rear, pendant light fitting, heat detector, a range of base and wall mounted shaker-style white storage cupboards providing ample domestic cupboard and drawer space, square-edged granite-effect work surfaces incorporating a built-in stainless steel sink unit with mixer tap above, built-in Zanussi four-ring gas hob with Bosch oven beneath plus extractor hood above, integrated fridge/freezer, integrated dishwasher, integrated washing machine, modern radiator, ceramic tiled flooring, under-cupboard lighting and power points. Access leads off to;

UTILITY ROOM 1.91m x 1.78m (6'3" x 5'10")

With Upvc double glazed frosted side access door, pendant light fitting, built-in electricity meter cupboard, modern radiator, space for a condenser dryer, ceramic tiled flooring, power points, square-edged work surface, double doors reveal built-in understairs storage cupboard providing ample domestic storage space. Door leads off to;

DOWNSTAIRS WC 1.02m x 0.84m (3'4" x 2'9")

With pendant light fitting, a white suite comprising low-level dual flush WC, vanity sink unit with chrome mixer tap above and ceramic tiled flooring.

FIRST FLOOR LANDING

With pendant light fitting, smoke alarm, access to loft space, panelled radiator and door to built-in boiler cupboard housing a Worcester combination boiler providing domestic hot water and central heating systems. Doors lead off to rooms including;

BEDROOM ONE (FRONT) 3.68m x 3.10m (12'1" x 10'2")

With Upvc double glazed window to the front, pendant light fitting, panelled radiator, TV aerial connection point, power points and doors to built-in wardrobe providing ample domestic hanging and storage space.

BEDROOM TWO (SIDE) 3.68m x 1.93m (12'1" x 6'4")

With Upvc double glazed window to the side, pendant light fitting, panelled radiator, power points. and a recessed area providing additional hanging and storage space.

BEDROOM THREE (REAR) 2.26m x 2.08m + recess (7'5" x 6'10" + recess)

With Upvc double glazed window to the rear, pendant light fitting, panelled radiator, power points and access to recessed area providing ample domestic hanging and storage space.

FIRST FLOOR BATHROOM 2.51m x 1.68m reducing to 1.32m (8'3" x 5'6" reducing to 4'4")

With Upvc double glazed frosted window to the rear, two spotlight fittings, extractor fan, a modern white suite comprising dual flush WC, vanity sink unit with chrome mixer tap, "L" shaped bath/shower unit with chrome mixer tap above plus a thermostatic direct flow shower, modern marble-effect half wall tiling, marble-effect tiled flooring and vertical chrome towel radiator.

EXTERNALLY

FORE GARDEN

Bounded by garden block/rendered walls, a double tarmac driveway provides ample off road parking and a garden timber gate provides pedestrian access alongside the property to;

ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, a timber decked area provides ample patio and sitting space, paved pathways, raised beds with mature shrubs, two lawn sections, artificial grassed play area, stone plum chipping, garden timber shed and further 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 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.

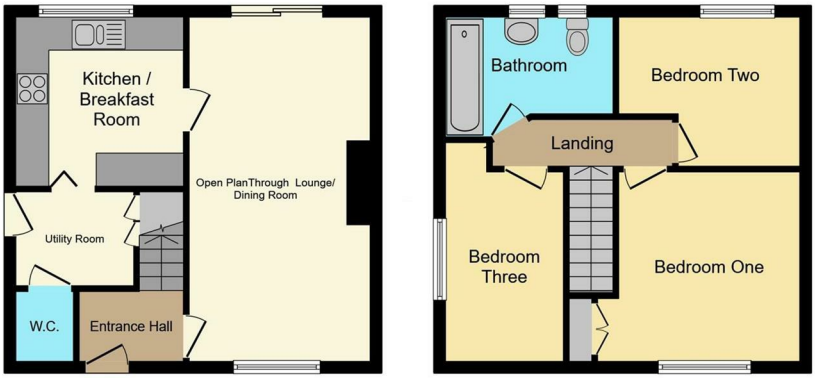
SERVICES

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.

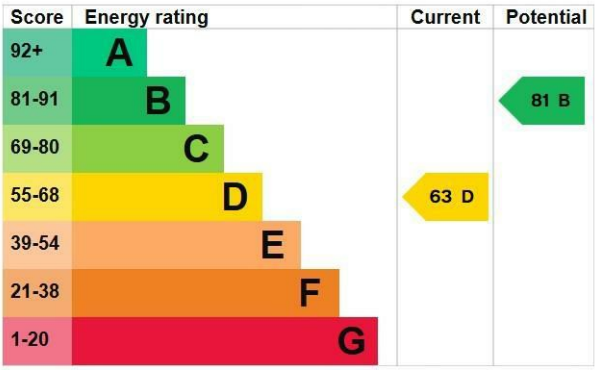
20, Denry Crescent, Newcastle, ST5 8NG, GB



Ground Floor First Floor

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

Bob Gutteridge



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

ESTATE AGENTS & LETTINGS

Bob Gutteridge