

## 60 Heaton Terrace, Porthill, Newcastle, Staffs, ST5 8PL



**Freehold £105,000**

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional fore courted 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 being well placed for access to the A34 & A500. This home is in need of general cosmetic upgrading however is enhanced with the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, bay fronted sitting room, lounge, fitted kitchen, ground floor bathroom and to the first floor are two double 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 ! Viewing Advised !

### ENTRANCE HALL 3.15m x 0.97m (10'4" x 3'2")

With Upvc double glazed front access door, pendant light fitting, electricity consumer unit, wood effect laminate flooring, BT Openreach connection point (subject to usual transfer regulations) and doors leading off to;



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### BAY FRONTED LOUNGE 3.84m x 2.64m (12'7" x 8'8")

With Upvc double glazed half bay window to front, pendant light fitting, two wall-mounted light fittings, panelled radiator, BT Openreach connection point (subject to usual transfer regulations) and power points.



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### SITTING ROOM 3.68m maximum x 3.51m (12'1" maximum x 11'6")

With Upvc double glazed window to rear, pendant light fitting, battery smoke alarm, double panelled radiator, TV aerial connection point, power points, stairs to first floor landing and doors leading off to;



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## FITTED KITCHEN 3.40m x 1.98m (11'2" x 6'6")

With Upvc double glazed frosted window to side, pendant light fitting, a range of white base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space, round-edge work surface with built-in stainless steel bowl and a half sink unit with mixer tap above, black ceramic splashback tiling, space for fridge/freezer, plumbing for automatic washing machine, space for oven freestanding oven, power points, loft access and door leads off to;



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## REAR LOBBY

With Upvc double glazed frosted side access door, pendant light fitting, a Baxi gas combination boiler providing the domestic hot water and central heating systems. Door leading off to;

## GROUND FLOOR BATHROOM 2.11m x 1.96m (6'11" x 6'5")

With Upvc double glazed frosted window to side, pendant light fitting, service hatch, panelled radiator, a white suite consisting of low-level dual flush WC, pedestal sink unit, panel bath unit with mixer tap above and hair attachment, glazed shower screen, ceramic splashback tiling and wood-effect vinyl cushion flooring.



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## CELLAR 4.22m x 1.22m (13'10" x 4'0")

With pendant light fitting, electricity consumer unit, gas/electric meters and power points.



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## BEDROOM ONE (REAR) 3.53m x 3.68m maximum (11'7" x 12'1"

**maximum)**

With Upvc window to rear, pendant light fitting, double panelled radiator, power points, loft access and storage cupboard providing ample domestic storage space.



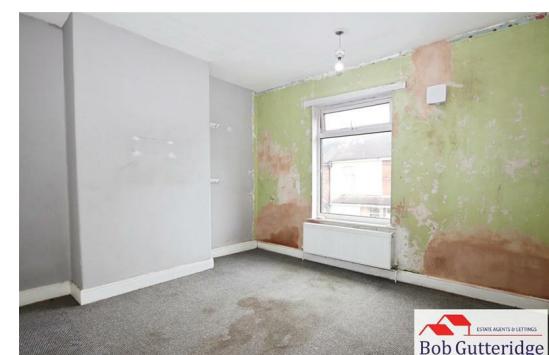
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## BEDROOM TWO (FRONT) 3.71m maximum x 3.20m (12'2" maximum x 10'6")

With Upvc double glazed window to front, pendant light fitting, double panelled radiator, ADSL/phone line and power points.



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## EXTERNALLY

## FORE COURT

Bounded by garden brick walls with a wrought iron gate providing pedestrian access to the front of the property.

## ENCLOSED REAR YARD

Bounded by garden block / brick wall and timber post and timber fence, a timber gate provides pedestrian access to rear of the property.



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## 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.

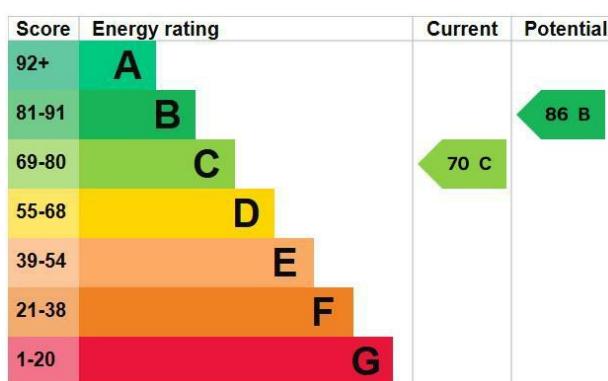
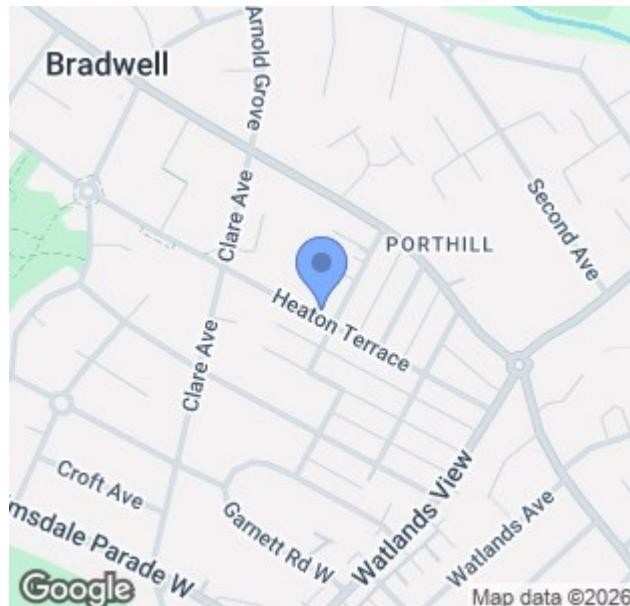
## VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



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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.co



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

