

177 Watlands View, Porthill, Newcastle, Staffs, ST5 8AW



Freehold £139,950

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable 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 being well placed for access to the A34 & A500. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combination central heating and in brief the accommodation comprises of entrance lobby, bay fronted lounge, dining/sitting room, modern fitted kitchen, fully tiled ground floor bathroom and to the first floor are three bedrooms. Externally the property offers a forecourt and an enclosed rear yard. Viewing Of This Delightful Home Is Considered A Must !

ENTRANCE LOBBY

With Upvc double glazed frosted front access door with skylight above, ceramic tiled flooring and access to;



BAY FRONTED LOUNGE 4.19m x 3.76m (13'9" x 12'4")

With Upvc double glazed bay window to front, pendant light fitting, panelled radiator, feature fire surround with inset modern coal effect gas fire, built in meter cupboard, power points and access off to;



DINING ROOM 3.73m x 3.58m (12'3" x 11'9")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points, door to under stairs store, stairs to first floor landing and door leads off to;



LUXURY FITTED KITCHEN 3.73m x 1.98m (12'3" x 6'6")

With Upvc double glazed window to side, access to loft space, spotlight fittings, a range of base and wall mounted high gloss storage cupboard providing ample domestic cupboard and drawer space, woodblock work surfaces with built in stainless steel sink unit with mixer tap above, built in four ring ceramic hob unit with oven beneath plus extractor hood above, ceramic splashback tiling, ceramic tiled flooring, integrated fridge/freezer, plumbing for automatic washing machine, power points and a gas combination boiler providing the domestic hot water and central heating systems. Access off to;



REAR LOBBY

With Upvc double glazed side access door, ceramic tiled flooring and door to;

LUXURY FULLY TILED BATHROOM 2.26m x 1.91m (7'5" x 6'3")

With Upvc double glazed frosted window to side, fully tiled in modern wall ceramics, ceramic tiled flooring and a white suite comprising of low level WC, vanity sink unit with chrome mixer tap above, bath unit with monobloc chrome mixer tap plus shower above and panelled radiator.



FIRST FLOOR LANDING

With pendant light fitting and doors to rooms including;



BEDROOM ONE 3.66m x 3.43m (12'0" x 11'3")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, power points and door to built in store cupboard.



BEDROOM TWO 3.76m x 1.73m (12'4" x 5'8")

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



BEDROOM THREE 2.79m x 1.68m (9'2" x 5'6")

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



EXTERNALLY

FORE COURT

Bounded by garden brick walls to border, metal gate provides pedestrian access to the front of the property and block paved providing ease of maintenance.

ENCLOSED REAR YARD

Bounded by garden brick walls along with concrete post and concrete panels, a paved a gravelled area provide 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.



While every effort has been made to ensure the accuracy of the floor plan, the floor plan is for guidance only and should not be used as a basis for any decision. The floor plan is for guidance only and should not be used as a basis for any decision. The floor plan is for guidance only and should not be used as a basis for any decision.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 (B)
69-80	C		
55-68	D	65 (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



ESTATE AGENTS & LETTINGS

Bob Gutteridge