

## 127 Watlands View, Porthill, Newcastle, Staffs, ST5 8AG



**Freehold Offers in excess of £125,000**



Bob Gutteridge Estate Agents are pleased to offer to the market this desirable and spacious fore courted Victorian terraced home situated in this ever popular and convenient Porthill location which provides ease of access to both the A34 & A500 as well as being near to local shops, schools and amenities. This home offers majority Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of through lounge / dining room, modern fitted kitchen and to the first floor are two bedrooms along with a luxury four piece bathroom. Externally the property offers a fore court and enclosed rear garden. This spacious and well presented home should be viewed at a potential purchasers earliest convenience !

**OPEN PLAN LOUNGE / DINING ROOM 9.27m into bay x 3.48m (30'5" into bay x 11'5" )**

With Upvc double glazed bay window to front, Upvc double glazed window to rear, artex to ceiling, two pendant light fittings, smoke alarm, two panelled radiators, TV aerial connection point, Virgin Media connection point (Subject to usual transfer regulations), built in meter cupboards, door to under stairs store, stairs to first floor landing, power points and access off to;



**FITTED KITCHEN 3.48m x 2.11m (11'5" x 6'11")**

With double glazed window to side, part panelled part glazed side access door, a Worcester gas combination boiler providing the domestic hot water and central heating systems, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in Smeg five ring gas hob unit with extractor hood above, built in Smeg fan assisted oven, plumbing for automatic washing machine, space for condenser dryer, space for fridge/freezer, built in bowl and a half stainless steel sink unit with chrome mixer tap above, ceramic splashback tiling, ceramic tiled flooring and power points.



**FIRST FLOOR LANDING**

With two pendant light fittings, access to loft space and doors to rooms including;



**BEDROOM ONE (FRONT) 3.56m x 2.62m (11'8" x 8'7")**

With Upvc double glazed window to front, artex to ceiling, pendant light fitting, panelled radiator, TV aerial connection point, BT telephone point (Subject to usual transfer regulations) and power points.



**BUILT IN STORE / WARDROBE 2.67m x 1.47m (8'9" x 4'10")**

With artex to ceiling, pendant light fitting and ample hanging space and storage space.

**BEDROOM TWO (REAR) 3.35m x 2.16m (11'0" x 7'1")**

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





**FIRST FLOOR FOUR PIECE BATHROOM 2.82m x 1.60m + shower recess (9'3" x 5'3" + shower recess)**

With Upvc double glazed frosted window to rear, extractor fan, built in bluetooth speakers, four LED spotlight fittings, modern chrome towel radiator, a white suite comprising of built in dual flush WC, vanity sink unit with monobloc chrome waterfall mixer tap above, corner bath unit with monobloc chrome waterfall mixer tap with shower attachment, built in shower cubicle with thermostatic direct flow shower with separate hair attachment, aqua boarding to splashback in marble effect and vinyl cushion flooring.



**EXTERNALLY**

**FORE COURT**

Bounded by garden brick/clock walls with a paved frontage allowing for ease of maintenance.

## ENCLOSED REAR GARDEN

Bounded by garden block/brick walls along with concrete post and timber fencing, a timber gate provides pedestrian access to the rear of the property. A paved pathway leads to a timber decked and artificial grassed area providing ease of maintenance along with a timber decked patio area allowing 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

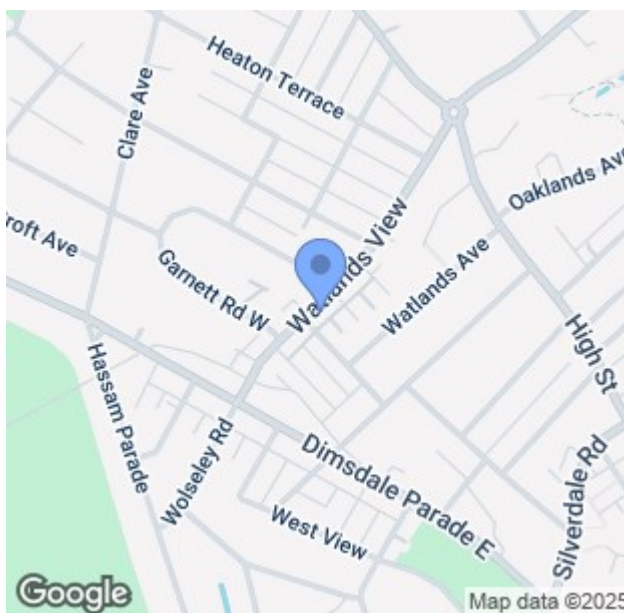
Main services of gas, electricity, water and drainage are connected.

## VIEWING

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



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		83 B
69-80	C		
55-68	D	59 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

