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**Bob Gutteridge**

## 52 Hillport Avenue, Porthill, Newcastle-under-Lyme, Staffordshire, ST5 8JZ



**Freehold Offers in excess of £185,000**

Bob Gutteridge Estate Agents are delighted to present this attractive elevated semi-detached home, situated within a leafy and convenient area of Porthill. Ideally positioned, the property offers excellent access to local shops, schools, and amenities, along with superb road links to the A34 and A500. This well presented home benefits from modern-day comforts including Upvc double glazing and gas combination central heating. The well-proportioned accommodation briefly comprises: entrance hall, a spacious and inviting lounge, and a fitted kitchen / dining room with access off to the conservatory —creating a sociable space ideal for both everyday living and entertaining. To the first floor, there are three generously sized family bedrooms along with a first floor bathroom. Additionally, the property also benefits from a usable loft space which provides a wealth of storage space. Externally, the property has been thoughtfully arranged for practicality and ease of living. The front garden has been landscaped to provide off-road parking for two vehicles, while the enclosed rear / side garden, offers a private space to relax and unwind.

A superb home in a sought-after setting—early viewing is highly recommended!

### **ENTRANCE HALLWAY 3.10m x 1.75m (10'2" x 5'9")**

With Upvc double glazed composite front access door, Upvc double glazed window with inset lead effect to side aspect, four lamp spotlight fitting, smoke alarm, single panelled radiator, stairs to first floor and doors leading off to;



### **LOUNGE 3.48m maximum x 3.10m (11'5" maximum x 10'2")**

With Upvc double glazed bay window with inset lead effect to front, pendant light fitting, two wall mounted light fittings, coving to ceiling, panelled radiator, feature hearth with fitted pebble effect fire, phone line / ADSL connection point, Virgin Media connection point (subject to usual transfer regulations) and power points.



## FITTED KITCHEN / DINER 5.03m x 3.86m (16'6" x 12'8")

With Upvc double glazed patio doors to rear, Upvc double glazed window with inset lead effect to side, two three-lamp spotlight fittings, panelled radiator, a range of base and wall mounted kitchen storage cupboards providing ample domestic cupboard and drawer space, round edge wood effect worktops, built-in stainless steel sink unit with mixer tap above and separate drainer, built-in Belling electric oven with five-ring gas hob and extractor hood above, built-in wine cooler, space for fridge/freezer, plumbing for automatic washing machine, black ceramic splashback tiling, power points, and access to built-in understairs storage.



### CONSERVATORY 3.53m x 1.91m (11'7" x 6'3")

With Upvc double glazed side access door, Upvc double glazed windows to side and rear aspects, four lamp spotlight fitting, two wall mounted light fittings, double panelled radiator, and wood effect vinyl cushion flooring.



### FIRST FLOOR LANDING

With Upvc double glazed window with inset lead effect to side aspect, four lamp spotlight fitting, smoke alarm and doors leading off to;



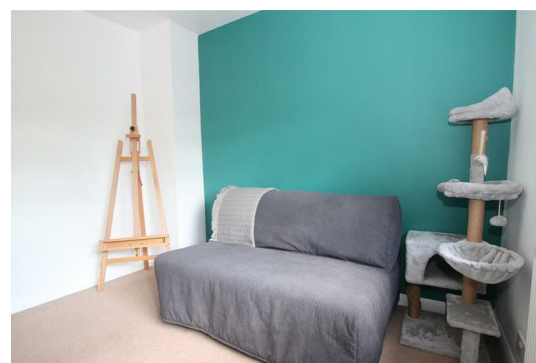
### BEDROOM ONE (FRONT) 3.15m maximum x 3.78m (10'4" maximum x 12'5")

With Upvc double glazed window to front with inset lead effect, pendant light fitting, single panelled radiator, TV aerial connection point, power points and access off to usable loft space.



**BEDROOM TWO (REAR) 3.02m x 3.35m (9'11" x 11'0")**

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



**BEDROOM THREE (FRONT) 2.44m x 1.80m (8'0" x 5'11")**

With Upvc double glazed window to front with inset lead effect, pendant light fitting, single panelled radiator and power points.



### FIRST FLOOR BATHROOM 1.93m x 1.63m (6'4" x 5'4")

With Upvc double glazed window with inset lead effect to side aspect, three lamp spotlight fitting, single panelled radiator with chrome towel radiator extension, a white suite comprising low-level dual flush WC, pedestal sink unit with mixer tap above, white panel bath unit with mixer tap and separate thermostatic flow shower unit, ceramic wall tiling and ceramic floor tiling.



### USABLE LOFT SPACE 3.07m x 2.74m (10'1" x 9'0")

With Velux window to rear aspect, five lamp light fitting, power points and ample domestic storage space.



### EXTERNALLY

**FRONT GARDEN**

Bounded by garden brick wall and mature shrubbery, with sandstone paving, generous lawn and block paved driveway providing off-street parking for up to two vehicles.



## ENCLOSED REAR GARDEN

Bounded by concrete posts, timber posts, timber fencing, and garden brick wall, with stone flag paving and patio area providing ample domestic patio and sitting space, generous lawn, outdoor tap, two outdoor power points, timber front access gate, timber side access gate and timber built garden shed providing ample domestic storage space.



## COUNCIL TAX

Band 'B' 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		84 B
69-80	C	69 C	
55-68	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

