

26 Lawson Terrace, Porthill, Newcastle, Staffs, ST5 8NZ



Freehold Offers in excess of £165,000

Bob Gutteridge Estate Agents are delighted to bring to the market this spacious and versatile forecourted Victorian terraced home, situated within the ever-popular and convenient residential location of Porthill, providing ease of access to local shops, schools, and amenities, whilst also offering excellent road links to both the A34 and A500. As expected, the property benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating. In brief, the well-planned accommodation comprises an entrance hall, bay-fronted sitting room, separate lounge, fitted kitchen, and utility room. To the first floor are two double bedrooms together with a four-piece family bathroom, whilst a staircase rises to the second floor where a third bedroom can be found. Externally, the property enjoys a forecourt frontage, together with an enclosed rear garden which offers potential to create off-road parking.

This truly attractive home offers spacious accommodation over three floors, and an early viewing is strongly recommended to fully appreciate both the accommodation and convenient location on offer !

ENTRANCE HALL

With Upvc front access door together with double glazed frosted skylight above, pendant light fitting, feature archway, Karndean flooring, panelled radiator, stairs to first floor landing and doors leading off to rooms including:



BAY FRONTED SITTING ROOM 4.14m into bay x 2.87m (13'7" into bay x 9'5")

With Upvc double glazed bay window to front, original cornicing to ceiling, pendant light fitting, oak effect laminate flooring, panelled radiator, BT telephone connection point & Virgin Media connection point (subject to usual transfer regulations), built in electricity meter cupboard, feature surround and power points.



SEPARATE LOUNGE 4.17m X 3.86m (13'8" x 12'8")

With Upvc double glazed window to rear, artex finish to ceiling, coving, pendant light fitting, feature fire surround incorporating a modern coal effect electric fire, double panelled radiator, Karndean flooring, Virgin Media internet connection point (subject to usual transfer regulations), power points and door leading off to:



UNDERSTAIRS STORE

Providing ample domestic shelving space and storage space.

FITTED KITCHEN 3.61m x 2.29m (11'10" x 7'6")

With Upvc double glazed frosted side access door, Upvc double glazed window to side, textured ceiling, four lamp light fitting and a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit and chrome mixer tap above, space for freestanding gas cooker, space for American style fridge freezer, ceramic wall tiling, ceramic tiled flooring, panelled radiator, power points and access leading off to:



UTILITY ROOM 2.41m x 1.24m! (7'11" x 4'1")

With glazed windows to side and rear aspects, fluorescent tube light fitting, Worcester combination boiler providing the domestic hot water and central heating systems, ceramic half wall tiling, ceramic tiled flooring, plumbing for automatic washing machine, space for condenser dryer, plumbing for dishwasher and power points.



FIRST FLOOR LANDING

With panelled radiator, pendant light fitting, staircase leading off to second floor landing, battery mains smoke alarm and doors leading off to rooms including:



BEDROOM ONE (FRONT) 3.89m x 3.68m (12'9" x 12'1")

With Upvc double glazed window to front, coving to ceiling, pendant light fitting and power points.



BEDROOM TWO (REAR) 3.45m x 2.95m (11'4" x 9'8")

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



FIRST FLOOR FOUR PIECE BATHROOM 3.38m x 2.29m (11'1" x 7'6")

With Upvc double glazed frosted window to rear, six spotlight fittings, extractor fan, access to loft space and a modern four piece suite comprising low level WC, roll top bath unit with Victorian style mixer tap and shower attachment, corner glazed shower cubicle with Triton electric shower, built in vanity sink unit with monobloc chrome mixer tap above, oak effect vinyl cushion flooring, traditional style radiator and aqua boarding to splashback.



SECOND FLOOR LANDING

With pendant light fitting, battery mains smoke alarm and recessed area providing useful storage space. Access leading off to:

BEDROOM THREE 7.57m maximum x 3.86m reducing to 2.95m (24'10" maximum x 12'8" reducing to 9'8")

With double glazed Velux window to front, Upvc double glazed window to rear, two pendant light fittings, panelled radiator and power points.



EXTERNALLY

FORE COURT

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



ENCLOSED REAR GARDEN

Bounded by garden brick walls together with timber posts and timber fencing. A timber gate provides pedestrian access to the rear of the property. Flagged pathways, lawn section and a flagged patio area provide ample outdoor sitting and entertaining space. Garden timber shed providing ample domestic external storage 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

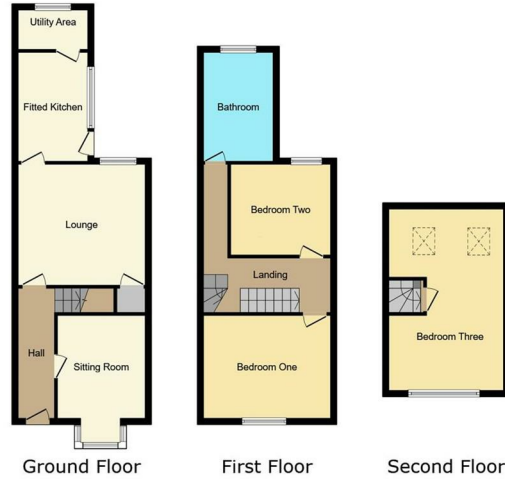
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

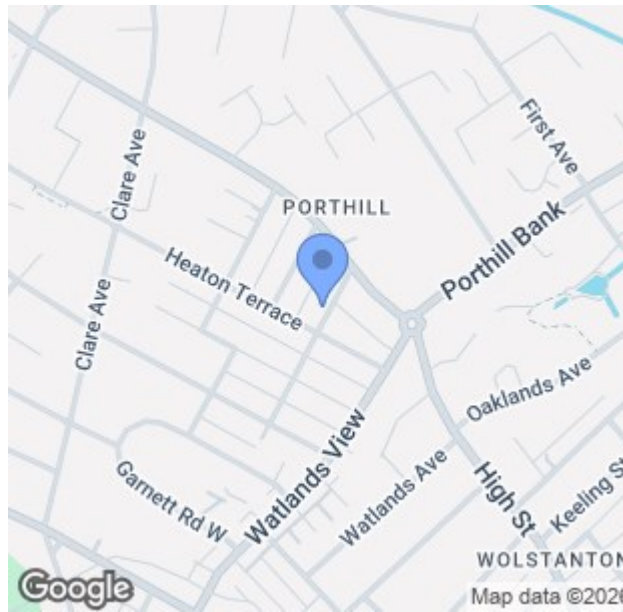
Main services of gas, electricity, water and drainage are connected.

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



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

