

5 Beaconsfield, Porthill, Newcastle, Staffs, ST5 8NR



Freehold Offers in excess of £225,000

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented and modernised split level semi-detached home situated within this leafy and highly desirable Porthill location, conveniently positioned for local shops, schools and amenities, whilst also offering excellent access to the A34 and A500 road networks. This generously proportioned home benefits from the modern comforts of Upvc double glazing together with gas combination central heating, and in brief the accommodation comprises of entrance hall, spacious lounge, modern fitted kitchen/dining room with granite work surfaces and a half brick and Upvc double glazed conservatory. To the first floor are three generous bedrooms along with a modern fitted shower room. Externally, the property enjoys low maintenance gardens to both the front and rear elevations, together with off road parking and an integral garage.

Viewing of this delightful home is considered essential!

ENTRANCE HALL

With Upvc double glazed frosted side access door incorporating inset lead pattern, Upvc double glazed frosted panel to side, pendant light fitting and part panelled/part glazed door providing access off to;

LOUNGE 4.22m x 3.58m (13'10" x 11'9")

With Upvc double glazed bow window to front, pendant light fitting, panelled radiator, wood effect laminate flooring, feature fireplace with hearth and inset incorporating multi fuel cast iron burner, TV aerial connection point, Virgin Media internet connection point (subject to usual transfer regulations), power points, door to built in storage cupboard providing ample domestic storage space, stairs to first floor landing and access leading off to;



**OPEN PLAN FITTED KITCHEN / DINING ROOM 6.20m x 3.45m
redcuing to 2.49m (20'4" x 11'4" reducing to 8'2")**

With Upvc double glazed patio doors to rear, Upvc double glazed window to rear, eight spotlight fittings, porcelain tiled flooring and a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space. Granite work surfaces incorporate a bowl and a half sink unit with chrome mixer tap above, integrated dishwasher, plumbing for automatic washing machine, built in four ring gas hob unit with oven beneath plus extractor hood above, panelled radiator and power points.



HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 5.49m x 2.90m (18'0" x 9'6")

With Upvc double glazed panels to rear, Upvc double glazed double patio doors to rear, two pendant light fittings, TV aerial point, two panelled radiators, oak effect laminate flooring and power points.



FIRST FLOOR LANDING

With smoke alarm, two wall light fittings, access to loft space, door to built in store cupboard, panelled radiator and doors leading off to rooms including;



BEDROOM ONE (FRONT) 3.45m x 2.92m (11'4" x 9'7")

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



BEDROOM TWO (FRONT) 3.76m x 2.67m (12'4" x 8'9")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, TV aerial point and power points.



BEDROOM THREE (REAR) 2.67m x 2.49m (8'9" x 8'2")

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



SHOWER ROOM 3.40m reducing to 1.63m x 1.63m reducing to 0.71m (11'2" reducing to 5'4" x 5'4" reducing to 2'4")

With Upvc double glazed frosted window to rear, five spotlight fittings and a modern white built in suite comprising dual flush WC, vanity sink unit with mixer tap above and walk in shower enclosure with thermostatic direct flow shower and separate hair attachment, aqua boarding to walls, modern grey vertical radiator and oak effect flooring.



EXTERNALLY

FORE GARDEN

With a brick/block paved driveway providing off road parking to the front of the property, external lighting and access leads alongside the property to;

ENCLOSED LANDSCAPED REAR GARDEN

Bounded by concrete/timber post and timber fencing, an expansive brick paved area allowing for multiple patio and sitting spaces along with a good degree of privacy.



INTEGRAL GARAGE 4.85m x 2.77m (15'11" x 9'1")

With up and over door and ample domestic external storage space.

COUNCIL TAX

Band 'C' 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		82 B
69-80	C	71 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

