

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



Freehold Offers in excess of £130,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable bay-fronted and fore courted Victorian terraced home, situated within the ever-popular and highly sought-after residential location of Porthill. The property provides ease of access to local shops, schools, and amenities, whilst also offering excellent road links to the A34 and A500. The property benefits from a combination of timber and Upvc double glazing together with gas combination central heating. Internally, the well-presented accommodation comprises a porch, bay-fronted lounge, separate dining room, fitted kitchen, and a luxury fully tiled ground floor bathroom. To the first floor are two generous double bedrooms. Externally, the property enjoys a forecourt frontage together with a desirable enclosed rear garden.

This beautifully presented period home would make an ideal first-time purchase, and early viewing is highly recommended to fully appreciate the character, presentation, and sought-after location on offer.

PORCH

With panelled front access door incorporating a glazed skylight above, ceramic tiled flooring, and an original panelled door providing access to:

BAY FRONTED LOUNGE 4.17m into bay x 3.40m maximum (13'8" into bay x 11'2" maximum)

With double glazed bay window to the front, coving to the ceiling, pendant light fitting, feature inset modern log-effect gas fire, two panelled radiators, built-in meter cupboard, power points, and access leading to:



DINING ROOM 3.68m x 3.40m (12'1" x 11'2")

With Upvc double glazed window to the rear, coving to the ceiling, pendant light fitting, panelled radiator, power points, staircase rising to the first floor landing, door to understairs storage cupboard providing ample domestic storage space, and an original door providing access to:



FITTED KITCHEN 3.68m x 2.31m reducing to 1.85m (12'1" x 7'7" reducing to 6'1")

With Upvc double glazed bay window to the side, eight spotlight fittings, a range of base and wall-mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, round-edge work surfaces in a wood block effect incorporating a built-in brushed stainless steel four-ring gas hob with oven/grill beneath and extractor hood above, built-in stainless steel sink unit with chrome mixer tap, ceramic splashback tiling, panelled radiator, wood-effect laminate flooring, integrated fridge/freezer, plumbing for an automatic washing machine, power points, and an archway providing access to:



REAR LOBBY AREA

With part-panelled, part-frosted glazed stable side access door, enclosed light fitting, panelled radiator, wood-effect laminate flooring, and access to:

LUXURY FULLY TILED BATHROOM 2.59m reducing to 1.65m x 1.68m (8'6" reducing to 5'5" x 5'6")

With Upvc double glazed frosted window to the rear, four spotlight fittings incorporating an extractor light, fully tiled in high-gloss travertine-effect wall ceramics, matching ceramic tiled flooring, modern vertical chrome towel radiator, and a white suite comprising a dual flush WC, pedestal wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap, thermostatic direct-flow shower and glazed shower screen. A built-in boiler cupboard houses the Main Eco combination gas boiler providing the domestic hot water and central heating systems.



FIRST FLOOR LANDING

With pendant light fitting, coving to the ceiling, and doors leading off to:



BEDROOM ONE (FRONT) 3.43m x 3.40m (11'3" x 11'2")

With double glazed window to the front, coving to the ceiling, pendant light fitting, double panelled radiator, TV aerial connection point, and power points.



BEDROOM TWO (REAR) 3.73m x 3.40m (12'3" x 11'2")

With Upvc double glazed window to the rear, coving to the ceiling, pendant light fitting, panelled radiator, power points, built-in wardrobe providing ample domestic hanging and storage space, and access to the loft space.



EXTERNALLY

FORE COURT

With garden brick walls to the boundaries, a metal gate providing pedestrian access to the front of the property, and paved pathways.

ENCLOSED REAR GARDEN

With garden brick walls to the boundaries, a timber gate providing pedestrian access to the rear of the property, paved pathways, lawn section with mature shrubs and plants to the borders, and a timber garden 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 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

