

54 Hillport Avenue, Porthill, Newcastle, Staffs, ST5 8JZ



Freehold Offers in excess of £175,000

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 full-width fitted kitchen opening into a dining area—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 well-appointed bathroom. 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 to the rear, an enclosed low-maintenance garden offers a private space to relax and unwind.

A superb home in a sought-after setting—early viewing is highly recommended to fully appreciate the lifestyle on offer.

ENTRANCE HALL

With Upvc double glazed frosted front access door featuring inset lead pattern and stained glass, Upvc double glazed window to side, coving to ceiling, pendant light fitting, smoke alarm, panelled radiator, wood effect laminate flooring, BT Openreach connection point (subject to usual transfer regulations), and doors leading off to rooms including;



LOUNGE 5.21m x 3.45m reducing to 3.02m (17'1" x 11'4" reducing to 9'11")

With Upvc double glazed bow window to front featuring inset lead pattern and stained glass to skylights, two three lamp light fittings, feature marble fireplace surround, TV aerial connection point, Sky Q connection (subject to usual transfer regulations), double panelled radiator, and power points.



FITTED KITCHEN 5.03m reducing to 2.01m x 3.66m reducing to 1.63m (16'6" reducing to 6'7" x 12'0" reducing to 5'4")

With Upvc double glazed windows to side and rear aspects, coving to ceiling, two three lamp light fittings, a Worcester gas combination boiler providing domestic hot water and central heating. A range of base and wall mounted white storage cupboards provide ample cupboard and drawer space, square edge work surfaces incorporate a four ring electric ceramic hob with extractor hood above, integrated oven, stainless steel sink unit with mixer tap above, ceramic splashback tiling, plumbing for automatic washing machine, power points, and door to;



UNDERSTAIRS STORE

With Upvc double glazed window to side, housing electricity consumer unit and offering ample shelving and storage space.

DINING AREA 2.79m x 1.70m (9'2" x 5'7")

With Upvc double glazed French doors to rear with adjoining panels, coving to ceiling, two three lamp light fittings, double panelled radiator, and power points.



FIRST FLOOR LANDING

With Upvc double glazed window to side, pendant light fitting, smoke alarm, access to loft space, and doors leading off to rooms including;



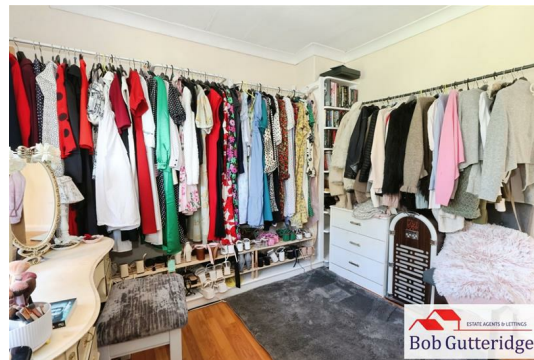
BEDROOM ONE (FRONT) 3.81m x 3.15m (12'6" x 10'4")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, feature cast iron fire surround, and power points.



BEDROOM TWO (REAR) 3.33m x 3.02m (10'11" x 9'11")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, cherry wood effect laminate flooring, and power points.



BEDROOM THREE (FRONT) 2.49m x 1.80m (8'2" x 5'11")

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



FIRST FLOOR BATHROOM 1.98m x 1.63m (6'6" x 5'4")

With Upvc double glazed frosted window to side, baton light fitting, panelled radiator, fully tiled in high gloss white wall ceramics with ceramic tiled flooring. A white suite comprising low level WC, pedestal sink unit, and panelled bath with Triton electric shower above.



EXTERNALLY



FORE GARDEN

Bounded by timber post and timber fencing along with brick retaining walls and mature hedges to borders. A pressed concrete driveway provides off road parking for two vehicles, complemented by a pressed concrete pathway leading up to the front of the property. The frontage is enhanced with an artificial lawn, railway sleeper borders, mature shrubs and plants, plum slate chippings, and trellis work. Access leads alongside the property to the rear garden.



ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing along with mature hedges to borders, an artificial grassed area provides patio and sitting space, garden timber shed provides external storage, tiered up to a further artificial grassed area with mature shrubs and plants to borders.



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



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

