

## 82 Dimsdale View East, Porthill, Newcastle, Staffs, ST5 8HL



**Freehold £179,950**



Bob Gutteridge Estate Agents are pleased to offer to the market this traditional bay fronted semi detached home situated in this ever popular and convenient Porthill location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A34 & A500. This home benefits from Upvc triple glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, through lounge / dining room, fitted kitchen, downstairs WC, utility room and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers gardens to both front and rear along with off road parking and a detached garage. We can also confirm that this property is being sold with the added benefit of No Vendor Upward Chain !

### **ENTRANCE HALL 4.52m x 2.01m (14'10" x 6'7")**

With Upvc double glazed frosted front access door with inset lead pattern, Upvc triple glazed frosted window to side, pendant light fitting, battery/mains smoke alarm, single panelled radiator, decorative picture rail, ADSL / phone line connection point, stairs to first floor landing and doors leading off to rooms including;



### **UNDERSTAIR STORE**

With Upvc triple glazed frosted window to side, pendant light fitting, gas meter and ample domestic storage space.

**THROUGH LOUNGE / DINER 3.63m maximum x 7.65m maximum  
(11'11" maximum x 25'1" maximum)**

With Upvc triple glazed bay window to front with inset lead pattern, Upvc triple glazed window to rear with inset lead pattern, two pendant light fittings, two wall-mounted light fittings, single panelled radiator, double panelled radiator, two feature fireplaces both with fitted gas fires, TV aerial connection point and power points.



### **FITTED KITCHEN 2.01m x 2.79m (6'7" x 9'2")**

With Upvc triple glazed window to side with inset lead pattern, LED tube light fitting, double panelled radiator, ceramic tiled flooring, ceramic tiled walls, a range of base and wall-mounted kitchen storage cupboards providing ample domestic cupboard and drawer space, space for under-counter fridge, plumbing for automatic washing machine, built-in stainless steel sink unit with mixer tap above, Hotpoint freestanding oven with four-ring gas hob above, power points and door leading off to;



### **REAR LOBBY 0.84m x 1.55m (2'9" x 5'1")**

With Upvc double glazed side access door with inset lead pattern, ceramic tiled flooring, ceramic tiled walls, light fitting and doors leading off to;

### **DOWNSTAIRS WC 0.94m x 1.50m (3'1" x 4'11")**

With Upvc triple glazed frosted window to rear, light fitting, extractor fan, single panelled radiator, ceramic tiled flooring, ceramic tiled walls, low-level dual flush WC and power point.



### **UTILITY ROOM 1.98m x 0.74m (6'6" x 2'5")**

With pendant light fitting, a Baxi gas combination boiler providing the domestic hot water and central heating systems, power points and space for condenser dryer.





**FIRST FLOOR LANDING 2.44m x 1.98m (8'0" x 6'6")**

With Upvc triple glazed frosted window to side, pendant light fitting, battery/mains smoke alarm and doors leading off to rooms including;



**MODERN FIRST FLOOR SHOWER ROOM 1.83m x 1.93m (6'0" x 6'4")**

With Upvc triple glazed frosted window to rear, light fitting, chrome towel radiator, a white suite comprising low-level dual flush WC, pedestal sink unit, glazed corner shower unit with Aqualisa thermostatic direct flow shower and ceramic tiling to floor and walls.



**BEDROOM ONE (FRONT) 3.94m x 2.74m to cupboards (12'11" x 9'0" to cupboards)**

With Upvc triple glazed window to front with inset lead pattern, pendant light fitting, single panelled radiator, power points and built-in wardrobes providing ample domestic hanging space and storage space.



**BEDROOM TWO (REAR) 3.33m x 2.72m to cupboards (10'11" x 8'11" to cupboards)**

Upvc triple glazed window to rear with inset lead pattern, pendant light fitting, single panelled radiator, power points and built in double wardrobes providing ample domestic hanging space and storage space.



**BEDROOM THREE (FRONT) 1.98m maximum x 2.87m maximum (6'6" maximum x 9'5" maximum)**

With Upvc triple glazed window to front with inset lead pattern, pendant light fitting, single panelled radiator, power points and built-in wardrobe providing ample domestic storage space.



**EXTERNALLY**

**FORECOURT**

Bounded by garden block walls to borders with double metal gates providing vehicular access to the front of the property, a flagged driveway provides off road parking, mature shrubs and plants to borders and access leads off to;



## ENCLOSED REAR YARD

Bounded by concrete post and timber fencing, an expansive paved area offers ample patio and sitting space along with ease of maintenance, a wealth of mature shrubs to border and access to;



## BRICK-BUILT GARAGE

With Upvc double glazed windows to side and rear, LED tube light fittings and power points.

## 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**

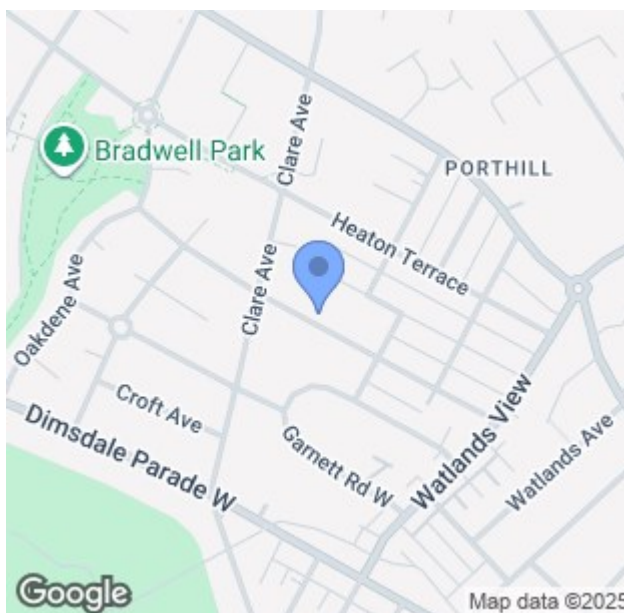
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.





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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 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



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