

18 The Limes, Porthill, Newcastle, Staffs, ST5 8QX



Freehold Offers in excess of £265,000

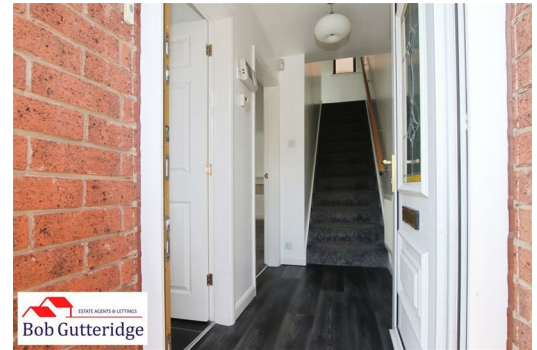
Bob Gutteridge Estate Agents are delighted to bring to the market this desirable detached home, pleasantly situated within a quiet cul-de-sac position in the popular area of Porthill. The property is ideally located for easy access to a range of local shops, schools and amenities, while also benefiting from excellent road links to the A34 and A500. Offering a range of modern comforts including Upvc double glazing and gas combination central heating, the well-proportioned accommodation briefly comprises: entrance hall, downstairs WC, bay-fronted full-width lounge, modern fitted kitchen, dining room and a half-brick, Upvc double-glazed conservatory. To the first floor, there are three bedrooms together with a family bathroom. Externally, the property benefits from gardens to both the front and rear, off-road parking and a detached brick-built garage. This home previously had planning permission granted in 2012 for a proposed two storey extension at rear to form sunroom, bedroom extensions along with internal alterations, a link is provided below to the councils website for further information.

An additional benefit is that the property is being offered for sale with NO VENDOR UPWARD CHAIN !

Viewing is highly recommended to fully appreciate the accommodation and location on offer.

ENTRANCE HALLWAY 2.21m x 1.22m (7'3" x 4'0")

With Upvc double glazed frosted side access door with inset lead effect, pendant light fitting, single panelled radiator, smoke alarm, Honeywell digital thermostat, Yale alarm panel, wood-effect vinyl cushion flooring, power points, stairs to the first floor and doors leading off to;



GROUND FLOOR W/C 1.57m x 1.09m (5'2" x 3'7")

With Upvc double glazed window to side with inset lead effect, single panelled radiator, a white suite comprising low-level dual-flush WC and ceramic hand wash basin with mixer tap above, three-lamp light fitting, loft access, built-in storage cupboard providing ample domestic storage space, ceramic floor tiling and ceramic mosaic splashback tiling.



BAY FRONTED LOUNGE 4.93m x 3.94m (16'2" x 12'11")

With Upvc double glazed window to front with inset lead effect, pendant light fitting, coving to ceiling, double panelled radiator, two wall-mounted light fittings, feature hearth with timber surround, Virgin Media connection point (subject to usual transfer regulations), phone line connection point, TV aerial connection points, power points and access off to;



DIINING ROOM 3.02m x 2.57m (9'11" x 8'5")

With aluminium double glazed patio sliding doors to rear, four-lamp spotlight fitting, coving to ceiling, double panelled radiator, wood-effect vinyl cushion flooring, power points and access to under-stairs storage cupboard providing ample domestic storage space.



HALF-BRICK & UPVC DOUBLE GLAZED CONSERVATORY 4.22m x 2.79m (13'10" x 9'2")

With timber double-glazed patio French doors to rear, timber double-glazed windows to side and rear aspects, Upvc double glazed vaulted roof, wall-mounted electric room heater, double panelled radiator and power points.



FITTED KITCHEN 3.18m x 2.54m (10'5" x 8'4")

With Upvc double glazed window to side with inset lead effect, four-lamp spotlight fitting, electricity consumer unit, a range of base and wall-mounted kitchen storage cupboards providing ample cupboard and drawer space, round-edge worktop, built-in stainless-steel sink unit with mixer tap above, built-in Bosch fan electric oven, plumbed dishwasher, built-in Neff four-ring induction hob with extractor hood above, space for fridge/freezer, space for automatic washing machine, space for automatic dishwasher, tile-effect flooring, white ceramic splashback tiling, Honeywell digital thermostat and power points.



FIRST FLOOR LANDING 1.22m x 2.82m (4'0" x 9'3")

With Upvc double-glazed frosted window to side, pendant light fitting, smoke alarm, loft access, three spotlight fittings, power point and doors leading off to;



BEDROOM ONE (FRONT) 3.51m x 2.79m (11'6" x 9'2")

With Upvc double-glazed window to front with inset lead effect, pendant light fitting, single panelled radiator, power points and fitted wardrobes and drawers providing ample domestic wardrobe space.



BEDROOM TWO (REAR) 3.61m x 2.69m (11'10" x 8'10")

With Upvc double-glazed window to rear, pendant light fitting, single panelled radiator, power points, TV aerial connection point and built-in wardrobes providing ample domestic wardrobe space.



BEDROOM THREE (FRONT) 2.51m x 2.06m (8'3" x 6'9")

With Upvc double-glazed window to front with inset lead effect, pendant light fitting, single panelled radiator and power points.



FIRST FLOOR BATHROOM 1.70m x 1.91m (5'7" x 6'3")

With Upvc double-glazed frosted window to rear, four spotlight fittings, extractor fan, single panelled radiator, a white suite comprising low-level WC, pedestal sink unit with taps above, panel bath unit with mixer tap and separate hair attachment above, white ceramic splashback tiling, decorative ceramic dado tiling, dual-voltage shaver point and wood-effect vinyl cushion flooring.



EXTERNALLY

FORE GARDEN

With stone flag paving, stone chippings and driveway parking for up to three vehicles, and a timber side access gate leads off to;



ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing with sandstone paving and patio area providing ample domestic patio and sitting space, modest lawn providing ease of maintenance, mature tree and Timber built garden shed.



DETACHED SINGLE GARAGE

Providing ample domestic storage space and parking for up to one vehicle.

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.

PREVIOUS PLANNING APPLICATION

This property had planning permitted for a proposed two storey extension at rear to form sunroom, bedroom extensions along with internal alterations.

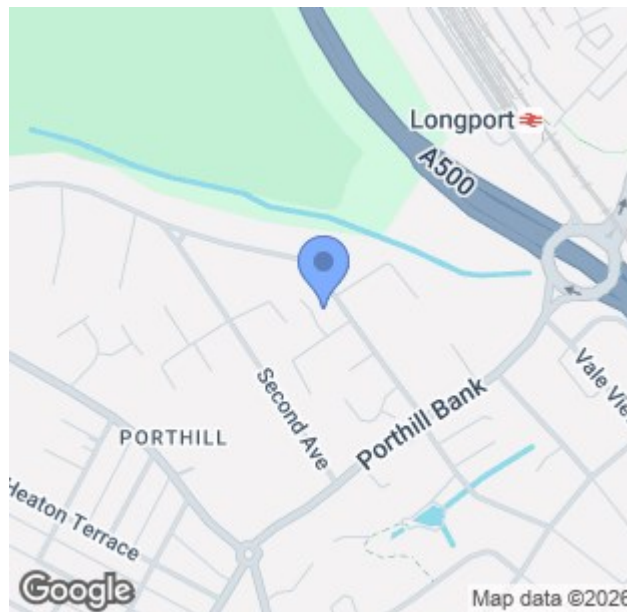
A new application would need to be submitted.

<https://publicaccess.newcastle-staffs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=LWM1THBM4V000>



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

Bob Gutteridge
ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 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

