

2 Watlands View, Porthill
Newcastle, Staffs ST5 8AA
Tel: 01782 717341
WebSite: www.bobgutteridge.co.uk
E-mail: enquiries@bobgutteridge.co.uk



41 Templar Terrace, Porthill, Newcastle, Staffs, ST5 8PH

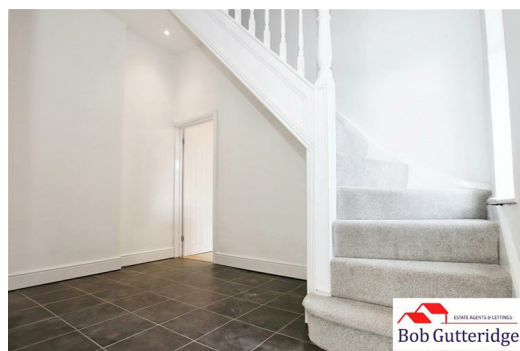


Freehold £215,000

Bob Gutteridge Estate Agents are delighted to bring to the market this recently modernised and updated desirable and spacious semi-detached home situated in this ever popular and convenient Porthill location which provides good road links to both the A34 and A500 as well as being near to local shops, schools and amenities. The developers have gone through this property with a fine tooth comb and as such the end result is something very much desirable ! As you would expect this property offers modern day comforts of Upvc double glazing along with combi central heating and in brief the stylish accommodation comprises of entrance hall, bay fronted lounge, stunning fitted kitchen/dining room with feature lighting, rear lobby area, utility cupboard, downstairs WC and to the first floor are three bedrooms along with a first floor modern bathroom. Externally the property is set on a pleasant sized plot with forecourt and access to an enclosed rear garden. We are also pleased to confirm that this home is being sold with the advantage of No Vendor Chain!

ENTRANCE HALL 3.56m x 2.39m (11'8" x 7'10")

With composite double glazed frosted side access door, Upvc double glazed frosted window to side, three spotlight fittings, battery mains smoke alarm, modern vertical radiator, power points, electricity consumer unit, ceramic tiled flooring and doors to rooms including;



BAY FRONTED LOUNGE 4.75m into bay x 3.68m (15'7" into bay x 12'1")

With Upvc double glazed bay window to front, six LED spotlight fittings, modern double vertical radiator, feature fire surround with ceramic tiled hearth with inset and power points.



OPEN PLAN LUXURY FITTED KITCHEN / DINING ROOM 6.78m

maximum x 3.68m (22'3" maximum x 12'1")

With two Upvc double glazed windows to side, two three lamp down lights, LED spotlight fittings, a range of base and mounted modern grey storage cupboards providing ample domestic cupboard and drawer space, square edge work surface in wood block effect with built in plasticised sink unit with mixer tap above, SMEG freestanding range cooker with five ring induction hob, two built in ovens plus grill, spurs for appliances, two double modern radiators, plumbing for dishwasher, wood effect laminate flooring, heat detector, extractor fan and power points. Door leads off to;



BOILER CUPBOARD 1.60m x 0.91m (5'3" x 3'0")

With Upvc double glazed frosted window to rear, LED spotlight fitting, wood effect laminate flooring and Vaillant combination boiler providing domestic hot water and central heating systems.

REAR LOBBY AREA

With part panelled/part frosted side access door, spotlight fitting, wood effect laminate flooring and doors to rooms including;

DOWNSTAIRS WC 1.17m x 0.89m (3'10" x 2'11")

With Upvc double glazed frosted window to rear, spotlight fitting, a white suite comprising of low level dual flush WC, vanity sink unit with Triton electric water heater above, aqua boarding to walls and vinyl cushion flooring.



UTILITY CUPBOARD 0.94m x 1.19m (3'1" x 3'11")

With spotlight fitting, plumbing for automatic washing machine, wood effect laminate flooring and power points.



FIRST FLOOR LANDING

First floor landing with battery/mains smoke alarm, four LED spotlight fittings, modern double vertical radiator and doors to rooms including;



BEDROOM ONE (FRONT) 3.99m x 3.68m (13'1" x 12'1")

With Upvc double glazed window to front, four LED spotlight fittings, cast iron fire surround with ceramic tiled hearth, power points and modern double vertical radiator.



BEDROOM TWO 3.43m x 2.59m (11'3" x 8'6")

With Upvc double glazed windows to rear and side aspects, four LED spotlight fittings, modern double radiator and power points.



BEDROOM THREE 2.87m x 3.20m (9'5" x 10'6")

With Upvc double glazed window to side, four spotlight fittings, modern vertical radiator and power points.



FIRST FLOOR FAMILY BATHROOM

With Upvc double glazed frosted window to side, spotlight fittings, a white suite comprising of built in WC, vanity sink unit with waterfall mixer tap above, built in bath unit with mixer tap plus thermostatic direct flow shower above, aqua boarding to walls and a chrome towel radiator.



EXTERNALLY



FORE COURT

Bounded by garden brick walls and timber fencing, with stone chipping providing ease of maintenance, access to side yard area bounded by garden brick walls with stone chipping providing ease of maintenance, external electricity meter cupboard and access to;



REAR GARDEN

Bounded by concrete post and timber fencing along with garden brick walls, pebbled hard standing area offering potential off road parking, lawn section and external lighting.



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

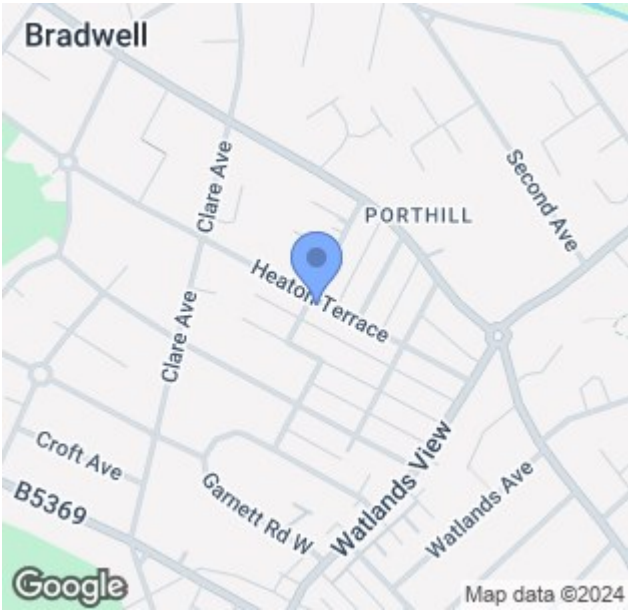
Main services of gas, electricity, water and drainage are connected.

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		
55-68	D	58 D	79 C
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

