

## 86 Boulton Street, Porthill, Newcastle, Staffs, ST5 0DX



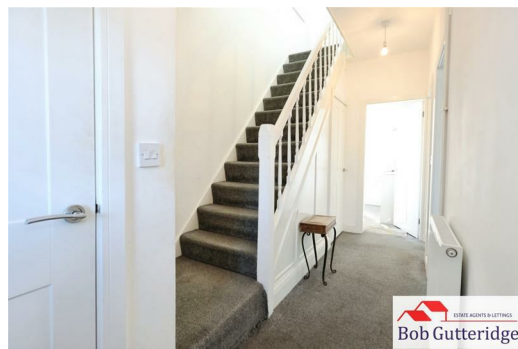
**Freehold £195,000**

Bob Gutteridge Estate Agents are pleased to present this extended semi-detached home, situated within the highly regarded and ever-popular location of Wolstanton. Ideally positioned, the property offers easy access to the High Street, where a range of shops, schools, and local amenities can be found, along with excellent road links to the A34 and A500. Offering modern-day comforts including Upvc double glazing and gas combination central heating, this well-proportioned home provides versatile living space suited to a variety of buyers. The accommodation briefly comprises: entrance hall, bay-fronted sitting room, an extended lounge creating a generous living area, a fitted kitchen, utility cupboard, and a downstairs WC. To the first floor, there are three bedrooms along with a family bathroom. Externally, the property benefits from gardens to both the front and rear, along with off-road parking.

Offered for sale with no vendor upward chain, this is an excellent opportunity to acquire a home in a sought-after location. Early viewing is highly recommended.

### **ENTRANCE HALL**

With Upvc double glazed front access door featuring inset LED pattern and stained glass, two pendant light fittings, battery mains smoke alarm, panelled radiator, stairs to first floor landing, and door to;



### **BUILT IN BOILER CUPBOARD / STORE**

With frosted glazed window to side incorporating inset LED pattern and stained glass, pendant light fitting, electricity consumer unit and meters, housing an Alpha Eco Plus combination boiler providing domestic hot water and central heating

### **BAY FRONTED SITTING ROOM 3.76m into bay x 3.38m (12'4" into bay x 11'1")**

With Upvc double glazed bay window to front featuring inset LED pattern to skylights, pendant light fitting, panelled radiator, and power points.



### **EXTENDED LOUNGE 5.94m x 3.38m reducing to 3.07m (19'6" x 11'1" reducing to 10'1")**

With glazed window to rear, two pendant light fittings, panelled radiator, TV aerial connection points, and power points.



### **FITTED KITCHEN 2.59m x 1.96m (8'6" x 6'5")**

With Upvc double glazed window to side, three LED spotlight fittings, heat detector, and a range of base and wall mounted high gloss grey storage cupboards providing ample cupboard and drawer space. Granite effect work surfaces incorporate a four ring ceramic electric hob with oven beneath and extractor hood above, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for under counter fridge, ceramic splashback tiling, vinyl cushion flooring, panelled radiator, and power points. Door leads to;



### **REAR LOBBY AREA**

With Upvc double glazed frosted side access door, baton light fitting, ceramic tiled flooring, and doors leading off to;

### **DOWNSTAIRS WC 1.96m x 0.81m (6'5" x 2'8")**

With Upvc double glazed frosted window to rear, enclosed light fitting, low level WC, wall mounted sink unit, wall tiling, and tiled flooring.



### **UTILITY CUPBOARD 1.04m x 0.79m (3'5" x 2'7")**

With light fitting, wall tiling, tiled flooring, and power points.

### **FIRST FLOOR LANDING**

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



**BEDROOM ONE (FRONT) 4.17m into bay x 3.38m (13'8" into bay x 11'1")**

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



**BEDROOM TWO (REAR) 3.38m x 3.56m (11'1" x 11'8")**

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



**BEDROOM THREE (FRONT) 2.16m x 1.93m (7'1" x 6'4")**

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



## FIRST FLOOR BATHROOM 2.06m x 1.96m (6'9" x 6'5")

With Upvc double glazed frosted window to rear, three LED spotlight fittings, and a white suite comprising pedestal sink unit with chrome taps, low level dual flush WC, and panelled bath with mixer tap and shower attachment. Ceramic splashback tiling, vinyl cushion flooring, and double panelled radiator.



## EXTERNALLY

### FORE GARDEN

Bounded by garden stone and brick walls with mature shrubs and plants to frontage. Stone chippings provide off road parking to the side of the property, with access leading to;

### ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing with mature hedges to rear. Indian stone paved patio area provides space for seating and entertaining, complemented by mature shrubs and plants to borders.



## COUNCIL TAX

Band 'D' 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		75 C
55-68	D	61 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

