

1 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA



Freehold £124,950

Bob Gutteridge Estate Agents are pleased to offer to the market this well presented fore courted terraced home situated in this ever popular and convenient Porthill location which provides ease of access to local shops, schools and amenities as well as being well placed for access to the A34 & A500. This home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of sitting room, lounge, fitted kitchen, downstairs WC and to the first floor are two bedrooms along with a first floor shower room. Externally the property offers a fore court and enclosed rear garden. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

SITTING ROOM 3.40mx 3.45m (11'2"x 11'4")

With Upvc double glazed frosted front access door with frosted double glazed skylight above, Upvc double glazed window front. coving to ceiling. pendant light fitting, built in gas / electricity meter cupboards, power points, double panelled radiator, stairs to first floor landing and door leads off to;



LOUNGE 3.73m x 3.12m (12'3" x 10'3")

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, double panelled radiator, power points, door to under stairs pantry providing ample domestic shelving space and storage space. Door leads off to;



MODERN FITTED KITCHEN 5.99m x 2.57m (19'8" x 8'5")

With two Upvc double glazed windows to side, Upvc double glazed frosted side access door, two fluorescent tube light fittings, a Vokera combination gas boiler providing the domestic hot water and central heating systems, a range of base and wall mounted sage storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in Lamona four ring brushed stainless steel gas hob unit with Lamona oven beneath plus extractor hood above, ceramic splash back tiling, vinyl cushion flooring, panelled radiator, plumbing for automatic washing machine, space for condenser dryer, power points and access leads off to;



DOWNSTAIRS WC 1.60m x 0.69m (5'3" x 2'3")

With enclosed light fitting, Manrose extractor fan, a white suite comprising of low level dual flush WC, corner sink unit with chrome mixer tap above, ceramic splashback tiling and vinyl cushion flooring.



FIRST FLOOR LANDING

With two pendant light fittings, smoke alarm, access to loft space and doors to rooms including;



BEDROOM ONE (FRONT) 3.38m x 3.48m (11'1" x 11'5")

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



BEDROOM TWO (REAR) 3.81m x 2.13m reducing to 1.93m (12'6" x 7'0" reducing to 6'4")

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



FIRST FLOOR SHOWER ROOM 1.40m x 1.45m (4'7" x 4'9")

With Upvc double glazed frosted window to rear, enclosed light fitting, extractor fan, panelled radiator, a white suite comprising of low level dual flush WC, pedestal sink unit with taps above, corner glazed shower cubicle with thermostatic direct flow shower, vinyl cushion flooring and panelled radiator.



EXTERNALLY

FORE COURT

Bounded by garden brick walls with a metal gate providing pedestrian access to the front of the property, paved pathways and stone chipping to border providing ease of maintenance.

ENCLOSED REAR YARD

Bounded by brick walls with timber gate providing pedestrian access to the rear of the property, paved area providing patio and sitting space, lawn section and access to an external brick store.



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

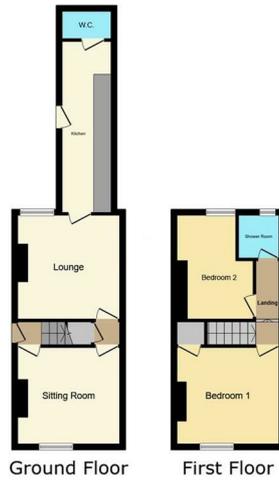
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

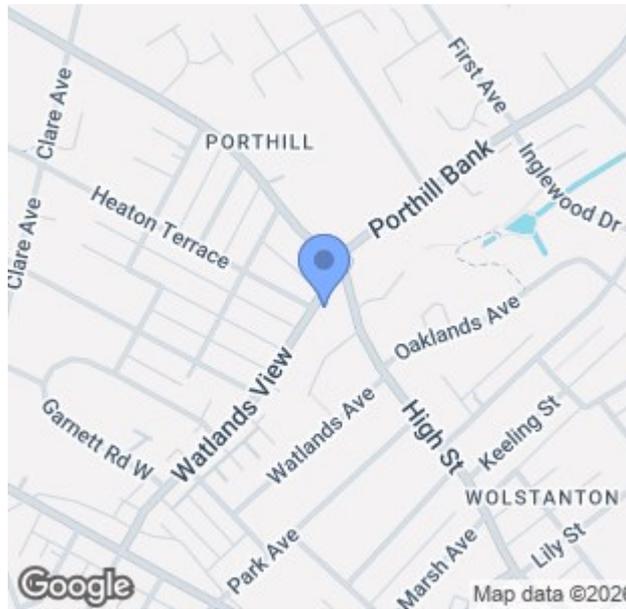
Main services of gas, electricity, water and drainage are connected.

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		87 B
69-80	C		
55-68	D	63 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

