

86 Watlands View, Porthill, Newcastle, Staffs, ST5 8AH



Freehold £139,950

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable 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 offering good road links to the A34 & A500. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of bay fronted lounge, separate sitting room, fitted kitchen, ground floor bathroom, to the first floor are two double bedrooms, and finally to the second floor is a bright, spacious, converted loft space creates a generous third bedroom. Externally the property offers an enclosed rear yard along with a concrete sectional garage. Viewing Of This Desirable Home Is A Must !

ENTRANCE PORCH 0.91m x 0.79m (3'0" x 2'7")

With Upvc double-glazed frosted front access door, Upvc double-glazed overlight, ceramic tile flooring and door leading off to;



LOUNGE 3.86m x 4.04m maximum (12'8" x 13'3" maximum)

With Upvc double-glazed bay window to front, pendant light fitting, smoke alarm, coving to ceiling, two wall-mounted light fittings, single panelled radiator, feature hearth with fitted pebble-effect gas fire, built-in meter cupboards housing electricity consumer unit, electricity meter and gas meter, Virgin Media connection points (subject to usual transfer regulations), power points and doors leading off to;



SITTING ROOM 3.94m x 3.86m maximum (12'11" x 12'8" maximum)

With Upvc double-glazed window to rear, pendant light fitting, coving to ceiling, two wall-mounted light fittings, single panelled radiator, feature hearth with fitted wood-effect gas fire, telephone line/ADSL connection point, TV aerial connection point, power points and access off to;



FITTED KITCHEN 2.31m x 3.02m (7'7" x 9'11")

With Upvc double-glazed window to side, six-lamp spotlight fitting, extractor fan, a range of base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space, round-edge worktop, built-in bowl and a half stainless steel sink unit with mixer tap above, built-in Beko gas oven, built-in four-ring gas hob with extractor hood above, built-in fridge/freezer, ceramic splashback tiling, ceramic floor tiling, power points and door leading off to;



REAR LOBBY

With Upvc double-glazed frosted side access door, pendant light fitting, loft access, ceramic tile flooring, a Logic Combi ESP1 35 gas combination boiler providing domestic hot water and heating systems, power points and door leading off to;

GROUND FLOOR FOUR-PIECE BATHROOM 2.18m x 2.64m (7'2" x 8'8")

With Upvc double-glazed window to side, ten spotlight fittings, extractor fan, vertical towel radiator, a white suite comprising low-level dual-flush WC, pedestal sink unit, panel bath unit, and shower unit with thermostatic direct-flow shower, black ceramic tile flooring and white ceramic wall tiling.



FIRST FLOOR LANDING

With two pendant light fittings, smoke alarm, power points, stairs to second floor and doors leading off to;

BEDROOM ONE (FRONT) 3.86m x 3.40m maximum (12'8" x 11'2" maximum)

With Upvc double-glazed window to front, six-lamp spotlight fitting, single panelled radiator, feature hearth with traditional fireplace, Virgin Media connection point (subject to usual transfer regulations) and power points.



BEDROOM TWO (REAR) 3.86m x 2.77m (12'8" x 9'1")

With Upvc double-glazed window to rear, six-lamp spotlight fitting, single panelled radiator, feature hearth with traditional fireplace, access to understairs storage and power points.



BEDROOM THREE (CONVERTED LOFT SPACE) 5.89m x 3.89m maximum (19'4" x 12'9" maximum)

With three double-glazed skylights, twelve spotlight fittings, double panelled radiator, TV aerial connection point, ADSL / phone line connection point and power points.



EXTERNALLY

FORECOURT

Bounded by garden brick walls



ENCLOSED REAR YARD

Bounded by garden brick wall with stone flag paving and patio area providing ample domestic patio and sitting space, timber rear access gate and access to;



DETACHED SECTIONAL GARAGE 4.80m x 2.39m (15'9" x 7'10")

With metal up-and-over style door, glazed windows to front, fluorescent tube light fitting, electricity consumer unit and power points.

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

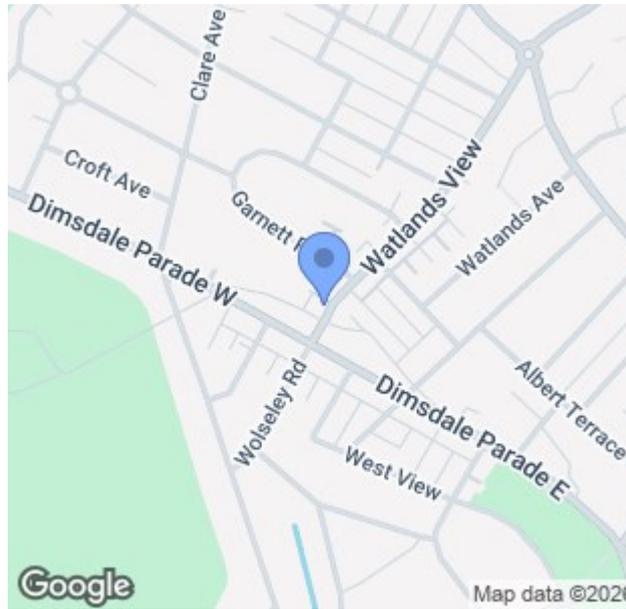
Main services of gas, electricity, water and drainage are connected.

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	70 C	77 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

