

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



Freehold £119,950

Bob Gutteridge Estate Agents are pleased to offer to market this fore-courted Victorian 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 both the A34 and A500. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combination central heating and in brief the accommodation comprises of dining room, spacious lounge, fitted kitchen and to the first floor are two bedrooms along with a first floor modern shower room. Externally the property enjoys an enclosed rear yard.

DINING ROOM 3.73m x 3.40m (12'3" x 11'2")

With Upvc double glazed frosted front access door with frosted double glazed skylight above, Upvc double glazed window to front, cornicing to ceiling, decorative ceiling rose, pendant light fitting, dado rail, double panelled radiator, feature fireplace surround, built in meter cupboard, power points and part panelled/part glazed door provides access off to;



LOUNGE 3.76m x 3.71m (12'4" x 12'2")

With Upvc double glazed window to rear, coving to ceiling, decorative ceiling rose, pendant light fitting, dado rail, feature fire surround with ceramic tiled hearth, double panelled radiator, stairs to first floor landing, door to under stairs storage cupboard, power points and access leads off to;



FITTED KITCHEN 3.81m x 2.18m (12'6" x 7'2")

With Upvc double glazed frosted side access door, Upvc double glazed window to side, four lamp light fitting, access to loft space, Main Eco Compact combination boiler providing domestic hot water and central heating systems, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in bowl and a half plasticised sink unit with mixer tap above, space for range cooker with extractor hood above and stainless steel splashback, ceramic floor tiling, power points and panelled radiator.



FIRST FLOOR LANDING

With access to loft space, pendant light fitting and doors leading off to rooms including;



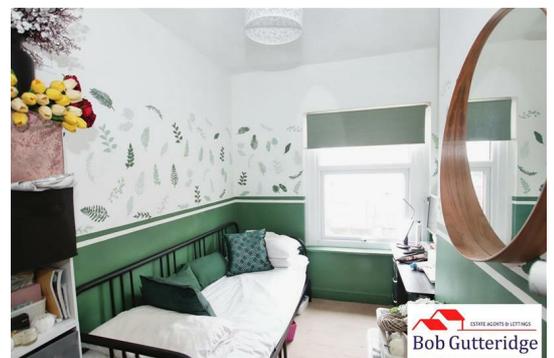
BEDROOM ONE (FRONT) 3.76m x 3.40m (12'4" x 11'2")

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



BEDROOM TWO (REAR) 3.73m x 2.24m plus door recess (12'3" x 7'4" plus door recess)

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points and door to built in store providing ample domestic hanging and storage space.



FIRST FLOOR SHOWER ROOM 2.79m x 1.37m (9'2" x 4'6")

With Upvc double glazed frosted window to rear, aqua boarding to walls and ceiling, three spotlight fittings, extractor fan, a modern white suite comprising of built in dual flush WC, vanity sink unit with chrome mixer tap above, corner shower unit with Triton T80Z electric shower, chrome towel radiator and vinyl cushion flooring,



EXTERNALLY

FORECOURT

Bounded by garden brick walls with metal gate providing pedestrian access to the front of the property and paved providing ease of maintenance.

REAR ENCLOSED YARD

Bounded by garden brick walls along with concrete post and timber fencing with timber gate providing pedestrian access to the rear of the property, paved providing ample domestic patio space and sitting space etc.



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.

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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		86 B
69-80	C		
55-68	D	55 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

