

## 6 Ashcroft Grove, Porthill, Newcastle, Staffs, ST5 8ES



**Freehold Offers in excess of £165,000**



Bob Gutteridge Estate Agents are pleased to offer to the market this spacious semi detached home situated in a highly regarded cul de sac in Porthill which is in need of general updating/modernisation, however enhanced with the modern day comforts of Upvc double glazing (except one small window under-stairs) and gas combination central heating. In brief this home offers a desirable lay-out comprising of storm porch, entrance hall, through lounge/diner, fitted kitchen and to the first floor are three bedrooms along with a first floor bathroom. Externally the property enjoys gardens to both front and rear along with off road parking and a detached sectional garage. We can also confirm that this home is being sold with the advantage of No Vendor Upward Chain!

### STORM PORCH

With Upvc double glazed front access door with inset lead pattern and stained glass, double glazed panels to sides, wall light fitting and part panelled/part frosted glazed door which provides access off to;

### ENTRANCE HALL

With pendant light fitting, smoke alarm, panelled radiator, stairs to first floor landing, BT telephone point (subject to usual transfer regulations) and doors lead off to rooms including;



### OPEN PLAN LOUNGE/DINING ROOM 6.99m x 3.61m (22'11" x 11'10")

With Upvc double glazed windows to front and rear aspects, coving to ceiling, two pendant light fittings, two panelled radiators, Virgin media connection point (subject to usual transfer regulations) and power points.



### FITTED KITCHEN 3.33m x 2.41m (10'11" x 7'11")

With Upvc double glazed window to rear, Upvc double glazed frosted rear side access door, florescent tube light fitting, a range of base and wall mounted high gloss storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with mixer tap above, plumbing for automatic washing machine, space for freestanding gas cooker, a Vokera combination boiler providing domestic hot water and central heating systems, built in electricity meter cupboard, power points and door to;



### UNDER STAIRS STORAGE CUPBOARD

With frosted glazed window to side, gas meter, power points and ample domestic shelving and storage space.

### FIRST FLOOR LANDING

With Upvc double glazed window to side, access to loft space, pendant light fitting, smoke alarm and door leads off to;



### FIRST FLOOR BATHROOM 1.80m x 2.41m maximum (5'11" x 7'11" maximum)

With Upvc double glazed frosted window to rear, pendant light fitting, ceramic half wall tiling, a white suite comprising low level WC, pedestal sink unit, panelled bath unit with mixer tap and shower attachment, vinyl cushion flooring and door to built in former airing cupboard providing ample domestic storage and drying space.



### BEDROOM ONE (FRONT) 3.66m x 3.07m (12'0" x 10'1")

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



**BEDROOM TWO 3.63m x 3.33m (11'11" x 10'11")**

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



**BEDROOM THREE 2.41m x 2.44m maximum (7'11" x 8'0" maximum)**

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



**EXTERNALLY**

**FORE GARDEN**

Bounded by garden brick/block walls with crazy paved frontage providing ease of maintenance with mature shrubs to borders, a flagged driveway leads alongside the property providing off road parking for three or so vehicles along with providing access off to;





**REAR GARDEN**

Bounded by garden block walls along with mature hedges to borders, paved area provides ample domestic patio and sitting space, lawn section with mature shrubs to borders and access to a detached sectional garage.



**COUNCIL TAX**

Band 'C' 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 or 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**

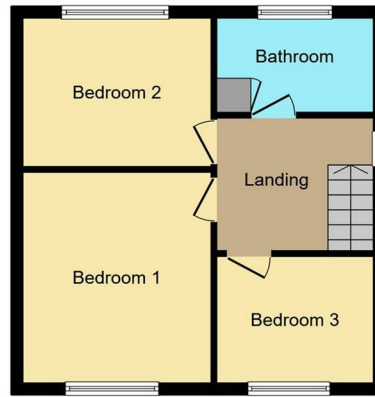
Main services of gas, electricity, water and drainage are connected.

**VIEWING**

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



Ground Floor



First Floor

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

**Bob Gutteridge**  
ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 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

