

39 Second Avenue, Porthill, Newcastle, Staffs, ST5 8NU



Freehold £315,000

Bob Gutteridge Estate Agents are delighted to bring to the market this simply stunning split level detached bungalow, situated within this ever-popular and leafy Porthill location. The property provides ease of access to local shops, schools and amenities, together with excellent road links to the A34 and A500. This home has been transformed by the current owners into something truly unique and special, with no stone left unturned in its presentation or specification. As you would expect, the property offers the modern day comforts of Upvc double glazing along with gas combination central heating. In brief, the beautifully presented accommodation comprises entrance hall, lounge and a stunning fitted kitchen/dining room with integrated appliances. In addition there is a rear lobby and utility room/WC. The property boasts two generous double bedrooms, both benefiting from walk-in wardrobes and luxury en-suite shower rooms. Externally the high standard continues, with a driveway to the front providing off road parking, whilst to the rear there is an enclosed, low maintenance garden. Further enhancing this exceptional home is a versatile detached home office/playroom complete with kitchenette area and WC.

Viewing Of This Truly Wonderful Home Is Considered A Must.

ENTRANCE LOBBY

With composite double glazed frosted front access door, spotlight fitting, modern grey laminate flooring, door to built-in storage cupboard providing ample storage space and door leading off to:

LOUNGE 4.88m x 3.23m (16'0" x 10'7")

With Upvc double glazed bow window to the front, six LED spotlight fittings, Fujitsu air conditioning unit. Sky+ connection point and BT telephone point (both subject to usual transfer regulations), double panelled radiator, modern grey wood effect flooring and power points. Steps lead up to:



LANDING

With access to loft space, smoke alarm, two spotlight fittings, panelled radiator and power points. Door to built-in boiler cupboard housing a Worcester gas combination boiler providing the domestic hot water and central heating systems.



FITTED KITCHEN / DINING ROOM 4.55m x 4.24m maximum (14'11" x 13'11" maximum)

With Upvc double glazed window to the side, heat detector, fourteen LED spotlight fittings. TV aerial connection point, panelled radiator, fitted with a range of base and wall mounted storage cupboards providing ample cupboard and drawer space, granite work surfaces, central island incorporating Zanussi four ring ceramic electric induction hob with extractor hood above, integrated Zanussi fan assisted oven, Lamona microwave, integrated fridge/freezer, integrated dishwasher, stainless steel sink unit with chrome mixer tap above, pull-out bin cupboard, modern grey wood effect flooring and power points. Access to:



REAR LOBBY AREA 2.67m x 1.17m (8'9" x 3'10")

With Upvc side access door, Upvc double glazed window to the side, two LED spotlight fittings, smoke alarm, wall mounted electric heater and modern grey wood effect flooring. Door leading off to:



UTILITY ROOM / WC 2.67m x 1.37m (8'9" x 4'6")

With double glazed skylight, fitted with a range of base and wall mounted soft grey storage cupboards providing ample cupboard and drawer space, round-edge work surfaces in high gloss granite effect with ceramic splashback tiling, built-in stainless steel sink unit with chrome mixer tap, plumbing for automatic washing machine, space for condenser dryer and built-in dual flush WC., panelled radiator, vinyl cushioned flooring and power points.



BEDROOM ONE (REAR) 4.17m x 2.69m (13'8" x 8'10")

With Upvc double glazed window to the side, Fujitsu air conditioning unit, TV aerial point, six LED spotlight fittings, two panelled radiators, modern grey wood effect flooring and power points. Door providing access to:



WALK-IN-WARDROBE 2.64m x 1.91m (8'8" x 6'3")

With double glazed skylight, ample hanging and storage space, three spotlight fittings, modern grey wood effect flooring and power points. Access to:



EN-SUITE SHOWER ROOM 2.67m x 2.08m (8'9" x 6'10")

With double glazed skylight, four LED spotlight fittings, extractor fan, a suite comprising dual flush WC, vanity sink unit with monobloc chrome mixer tap, walk-in shower enclosure with thermostatic direct flow shower and separate handheld attachment, ceramic splashback tiling, modern grey wood effect flooring and chrome towel radiator.



BEDROOM TWO (FRONT) 3.43m x 2.67m (11'3" x 8'9")

With Upvc double glazed window to the front, six spotlight fittings, panelled radiator, TV aerial connection point, modern grey wood effect flooring and power points. Door leading off to:



WALK-IN-WARDROBE 2.08m x 1.47m (6'10" x 4'10")

With two LED spotlight fittings, modern grey wood effect flooring and built-in hanging and storage space. Door providing access to:



EN-SUITE SHOWER ROOM 2.08m x 1.07m (6'10" x 3'6")

With Upvc double glazed frosted window to the side, two LED spotlight fittings, extractor fan, a modern white suite comprising low level dual flush WC, vanity sink unit with black mixer tap, walk-in double shower enclosure with multi-jet system and separate handheld attachment, ceramic splashback tiling, high gloss white wall ceramics, modern vertical towel radiator and grey wood effect laminate flooring.



EXTERNALLY

FORE GARDEN

Bounded by garden brick walls along with railway sleepers, a tarmac driveway provides off road parking for three vehicles, steps lead to the front of the property and a gravelled side garden with paved pathways leads off to;



ENCLOSED REAR GARDEN

Bounded by concrete/timber post and timber fencing, garden brick retains walls tier up to an expansive artificial grassed area which provides ease of maintenance along with ample patio and sitting space, external cold water tap plus external lighting



HOME OFFICE / PLAYROOM 6.22m x 2.44m (20'5" x 8'0")

With Upvc double glazed windows to both front and side aspects along with Upvc double glazed front access door, LED light strip, enclosed light fitting, separate consumer unit, smoke alarm, fitted with a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, round-edge work surfaces incorporating a built-in stainless steel sink unit with chrome mixer tap above, power points and wall mounted electric heater. Bifold door providing access to:



WC 1.17m x 0.81m (3'10" x 2'8")

With enclosed light fitting, extractor fan a suite comprising low level macerator WC , vanity sink unit with chrome mixer tap above and modern wood effect laminate flooring.



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 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

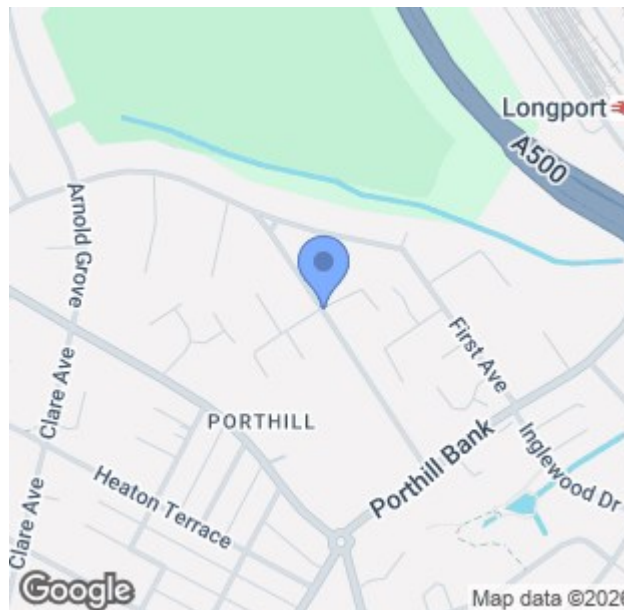
Main services of gas, electricity, water and drainage are connected.

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	69 C	75 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

