

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



**Freehold £192,950**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and well presented semi detached bungalow situated in a cul de sac position in Porthill which provides ease of access to local shops, schools and amenities as well as being well placed for access to the A34 & 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 entrance hall, modern fitted kitchen, spacious lounge / dining room, modern bathroom, two double bedrooms and a half brick & Upvc double glazed conservatory. Externally this home offers ease of maintenance gardens to front and rear along with ample off road parking and a detached brick workshop. We can also confirm that this home is being sold with the added benefit of No Vendor Upward Chain ! Viewing Advised !

### ENTRANCE HALL

With Upvc double glazed frosted front access door featuring inset lead pattern and stained-glass design, Upvc double glazed window to front elevation, coving to ceiling with artex finish, decorative dado rail, ceramic tiled flooring and panelled radiator. Door to built-in storage cupboard providing ample domestic shelving and storage space with power points. Doors lead off to rooms including:



### FITTED KITCHEN 3.30m x 2.13m plus recess (10'10" x 7'0" plus recess)

With Upvc double glazed window to side elevation, coving to ceiling, eight LED spotlight fittings, a range of base and wall mounted soft-cream storage cupboards providing ample domestic cupboard and drawer space, rounded-edge high-gloss granite-effect work surfaces incorporating a ceramic sink unit with chrome mixer tap above, built-in Zanussi four-ring gas hob unit with extractor hood above, built-in Zanussi double oven with integrated microwave beneath, space for an fridge/freezer, plumbing for dishwasher, ceramic tiled flooring, ceramic splashback tiling and power points.



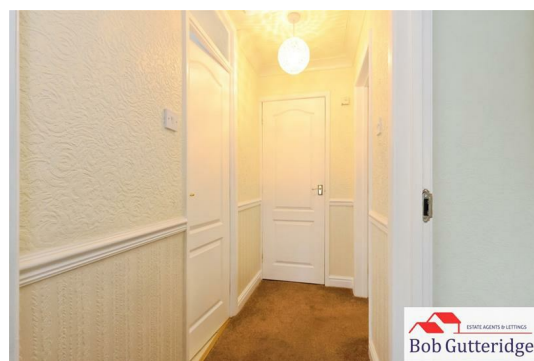
## LOUNGE / DINING ROOM 5.46m x 3.02m (17'11" x 9'11")

With Upvc double glazed window to front elevation, artex to ceiling, coving, decorative ceiling rose, pendant light fitting, a feature fireplace surround with marble hearth and inset living-flame coal-effect gas fire, panelled radiator, power points, BT telephone point (subject to usual transfer regulations), TV aerial lead and door leading off to:



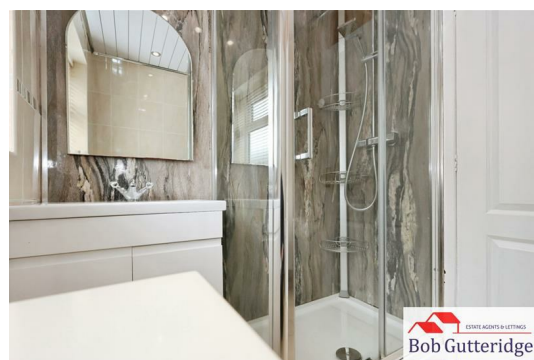
## INNER HALLWAY

With artex to ceiling, decorative dado rail, door to a built-in storage cupboards providing extensive shelving and storage and access to the loft space via a retractable ladder which boarded providing storage space along with access to a gas combination boiler providing the domestic hot water and central heating systems. Doors to rooms including;



## MODERN SHOWER ROOM 1.88m x 1.65m (6'2" x 5'5")

With Upvc double glazed frosted window to side elevation, aqua-boarding to ceiling with four spotlight fittings plus extractor light fitting, ceramic wall tiling to walls with decorative mosaic border tile, modern double vertical radiator, ceramic tiled flooring, a white suite comprising of built-in dual-flush WC, vanity sink unit with chrome mixer tap above, walk-in shower enclosure with thermostatic direct-flow shower plus separate handheld attachment and aqua-boarded to splashback.



### **BEDROOM ONE 3.96m x 3.02m (13'0" x 9'11")**

With Upvc double glazed window to rear elevation, coving to ceiling, decorative ceiling rose, pendant light fitting, panelled radiator, TV aerial socket and power points.



### **BEDROOM TWO 3.12m maximum x 2.77m (10'3" maximum x 9'1")**

With Upvc double glazed sliding patio doors to rear elevation, artex ceiling, coving, decorative dado rail, panelled radiator, TV aerial connection point and power points. Access leads off to:



## HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 4.80m x 2.13m (15'9" x 7'0")

Of half-brick and Upvc double glazed construction with double glazed panels to side and rear elevations, Upvc double glazed French doors to rear garden, double wall-mounted light fittings, panelled radiator, ceramic tiled flooring and power points.



## EXTERNALLY

### FORE GARDEN

Bounded by timber post and timber fencing along with garden walls, a feature stone chipping area with mature hedge to border and a brick paved driveway to frontage which leads alongside the property provides ample off road parking along with access off to;



## ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, an majority paved area provides ample domestic patio and sitting space along with ease of maintenance, raised borders with mature shrubs and access which leads off to;



## BRICK WORKSHOP 5.85 x 3.25 (external measurements 19'2" x 10'7" (external measurements)

With double timber access doors, three Upvc double glazed windows to side, electricity supply connected and access to a useful loft space providing ample domestic storage space.

## COUNCIL TAX

Band 'B' 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.



Floor Plan

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



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

