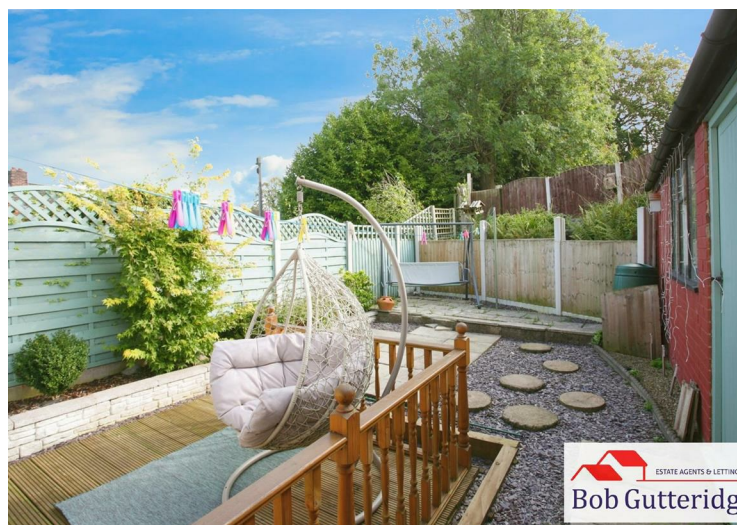


16 Melvyn Crescent, Porthill, Newcastle, Staffs, ST5 8QU



Freehold Offers in excess of £229,950

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and up to date semi detached home situated in a cul de sac location in Porthill which provides ease of access to the A34 & A500 as well as being a short drive from local shops, schools and amenities. This desirable home is enhanced with the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, spacious "L" shaped lounge/diner, modern fitted kitchen / breakfast room, downstairs WC and to the first floor are three generous bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear along with off road parking and a detached sectional garage. **VIEWING IS ADVISED !**

ENTRANCE HALL

With composite frosted side access door with inset lead pattern, Upvc double glazed panel to side with inset lead pattern, pendant light fitting, coving to ceiling, panelled radiator, ceramic tiled flooring, stairs to first floor landing, power point, door to under stairs store and access off to;



REAR HALLWAY

With Upvc double glazed door to rear aspect, ceramic tiled floor and access off to;

GROUND FLOOR WC

With Upvc double glazed window to side, pendant light fitting, panelled radiator, ceramic half wall tiling, ceramic tiled flooring, a white low level WC and a Glow Worm boiler providing the domestic hot water and central heating systems.



"L" SHAPED LOUNGE / DINER 5.36m x 4.75m maximum (17'7" x 15'7" maximum)

With Upvc double glazed bow window to front, Upvc double glazed window to front, coving to ceiling, two pendant light fittings, two panelled radiators, feature fireplace with inset living flame coal effect gas fire, TV aerial connection and wood effect laminate flooring.



MODERN FITTED KITCHEN / BREAKFAST ROOM 4.37m x 3.00m

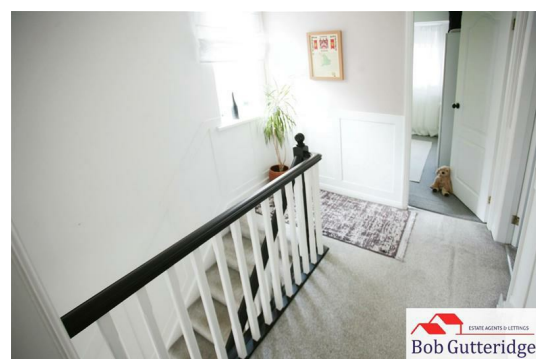
(14'4" x 9'10")

With Upvc double glazed French doors to rear with double glazed panels to sides and skylights, coving to ceiling, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, square edge work surface with built in stainless steel sink unit with mixer tap above, built in double oven, built in five ring gas hob unit with extractor hood above, integrated fridge/freezer, integrated dishwasher, plumbing for washing machine panelled radiator, spotlight fittings and power points.



FIRST FLOOR LANDING

With Upvc double glazed window to side, access to loft space and doors to rooms including;



BEDROOM ONE (FRONT) 4.22m x 3.05m (13'10" x 10'0")

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



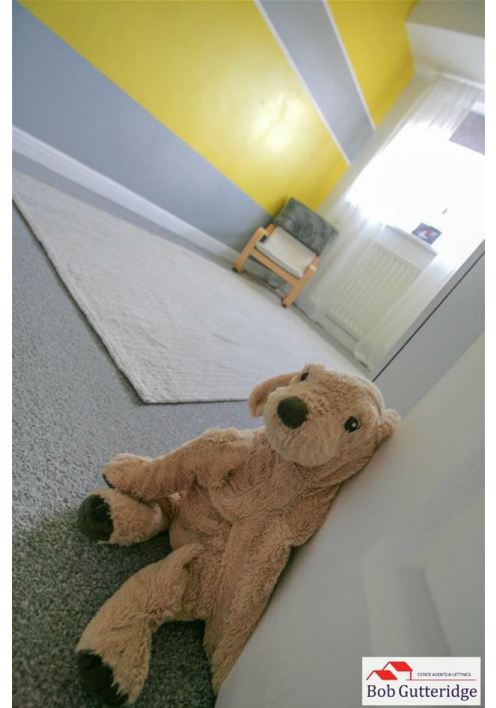
BEDROOM TWO 3.81m x 3.10m (12'6" x 10'2")

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



BEDROOM THREE (FRONT) 2.79m x 2.24m (9'2" x 7'4")

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



BATHROOM/WC 2.41m x 2.18m (7'11" x 7'2")

With Upvc double glazed frosted window to rear, spotlight fittings, fully tiled in modern wall ceramics with inset decorative mosaic border tile, a white suite comprising of low level WC, wall mounted vanity sink unit with chrome mixer tap above, "L" shaped bath/shower unit with central chrome mixer tap, chrome towel radiator, wall mounted LED mirror, wood effect laminate flooring and door to built in airing cupboard housing the copper hot water cylinder.



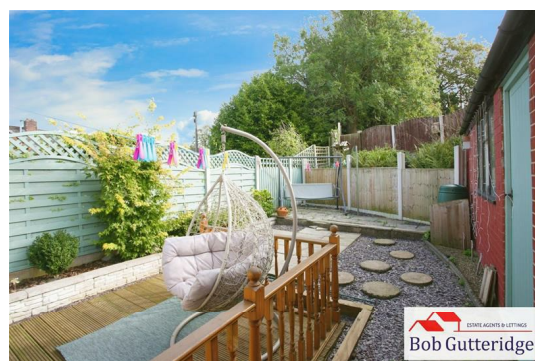
EXTERNALLY

FORE GARDEN

To the front of the property a block paved driveway adjoins a lawned garden with beds and borders. The driveway leads to the garage and also provides access to;

REAR GARDEN

The rear garden is nicely enclosed and offers a good degree of privacy. It features decking, paved patio area and raised beds containing a variety of mature shrubs and plants.



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.

Ground Floor



First Floor



This plan is not to scale and must be used for illustration/guidance purposes only.
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 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

