

78 Vale View, Porthill, Newcastle, Staffs, ST5 0AG



Freehold £129,950

Bob Gutteridge Estate Agents are pleased to offer to the market this elevated traditional town house situated in this ever popular and convenient Porthill location which provides ease of access to the A500 as well as being near to Wolstanton Village where shops, schools and amenities can be located. This home offers combi central heating and in brief the accommodation comprises of entrance hall, lounge, fitted kitchen/diner and to the first floor are two bedrooms along with a first floor bathroom plus a separate shower room. Externally the property offers gardens to front and rear. We can also confirm that this property is being sold with the added benefit of NO VENDOR CHAIN !

ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern, four double coat hooks, wall light fitting, dado rail, double panelled radiator, smoke alarm, wall mounted thermostat, stairs to first floor landing, power point and door leads off to;



BAY FRONTED LOUNGE 5.33m x 3.76m (17'6" x 12'4")

With Upvc double glazed window to front, two pendant light fittings, decorative ceiling rose, coving, picture rail, feature cast iron fire surround with hearth, built in shelving units, dado rail, two panelled radiators, Sky connection point (Subject to usual transfer regulations), built in meter cupboard with electricity consumer unit plus meter, power points and access leads off to;



FITTED KITCHEN / DINING ROOM 4.80m x 3.30m (15'9" x 10'10")

With Upvc double glazed double patio doors to rear, Upvc double glazed window to rear, coving to ceiling, two pendant light fittings, base mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel double drainer sink unit with mixer tap above, space for electric cooker, plumbing for automatic washing machine, space for fridge/freezer, panelled radiator, vinyl cushion flooring and door to under stairs storage cupboard.



FIRST FLOOR LANDING

With access to loft space, artex to ceiling, pendant light fitting, smoke alarm and doors to rooms including;



BEDROOM ONE (FRONT) 4.83m reducing to 3.81m x 3.51m (15'10" reducing to 12'6" x 11'6")

With two double glazed windows to front, artex to ceiling, pendant light fitting, panelled radiator, TV aerial lead, power points and built in wardrobes providing ample domestic hanging space and storage space.



BEDROOM TWO (REAR) 3.91m x 2.72m (12'10" x 8'11")

With glazed window to rear, artex to ceiling, pendant light fitting, panelled radiator, cherrywood effect laminate flooring and power points.



FIRST FLOOR BATHROOM 2.51m x 2.79m (8'3" x 9'2")

With frosted glazed window to rear, artex to ceiling, pendant light fitting, a three piece suite comprising of low level WC, pedestal sink unit, panelled bath unit with mixer tap plus hair attachment, half wood panelling to walls, vinyl cushion flooring, panelled radiator and door to built in boiler cupboard housing a Valliant combination boiler providing the domestic hot water and central heating systems.



SEPARATE SHOWER ROOM 2.79m x 1.02m (9'2" x 3'4")

With panelling to ceiling, two spotlight fittings, fully tiled in high glazed wall ceramics, panelled radiator, vinyl cushion flooring and shower cubicle with Triton electric shower.



EXTERNALLY

FORE GARDEN

With garden block walls along with timber post and timber fencing, steps lead to the front of the property, lawn section and access alongside the property to;



REAR GARDEN

Bounded by concrete post and timber fencing, paved patio provides ample patio and sitting space, lawn section with mature shrubs and plants to borders.



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 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

