

## 52 Clare Avenue, Porthill, Newcastle, Staffs, ST5 8PX



**Freehold Asking price £210,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this exceptionally well presented double bay fronted semi detached home situated in this highly regarded Porthill location. The vendor of this home has gone through it with a fine tooth comb and final result is something very much to be desired ! As you would expect this property offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of storm porch, entrance hall, bay fronted lounge, separate dining room, beautiful modern fitted kitchen and to the first floor are three bedrooms along with a luxury first floor shower room. Externally the property offers ease of maintenance gardens to both front and rear along with off road parking and detached sectional garage. Viewing Is Highly Recommended !

### **PORCH**

With Upvc double glazed French doors to front, Upvc double glazed panels to sides plus skylight and part panelled part glazed front access door leads off to;



### **ENTRANCE HALL**

With original frosted glazed window to front with inset lead pattern and stained glass, pendant light fitting, panelled radiator, door to under stairs store, stairs to first floor landing and doors to rooms including;



### **GROUND FLOOR WC**

With Upvc double glazed window to side, pendant light fitting, a white low level WC , vanity sink unit with chrome mixer tap above and vinyl cushion flooring.



## LOUNGE 4.22m x 3.35m (13'10" x 11'0")

With Upvc double glazed half bay window to front, panelled radiator, TV aerial connection feature fireplace with inset spotlighting plus modern chrome coal effect gas fire and power points.



## DINING ROOM 3.66m x 3.35m (12'0" x 11'0")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, wall mounted feature electric fire, power points and access off to;



## FITTED KITCHEN 4.57m x 2.26m max (15'0" x 7'5" max)

With Upvc double glazed windows to side and rear aspects, Upvc double glazed side access door, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in bowl and a half stainless steel sink unit with mixer tap above, built in four ring gas hob unit with oven beneath plus extractor hood above, space for under counter fridge plus freezer, plumbing for automatic washing machine, ceramic splashback tiling, vinyl cushion flooring, panelled radiator and power points.



## FIRST FLOOR LANDING

With Upvc double glazed window to side, pendant light fitting, access to loft which houses a Baxi combination gas central heating boiler providing the domestic hot water and central heating systems. Doors to rooms including;



## BEDROOM ONE (FRONT) 4.37m x 3.35m (14'4" x 11'0")

With Upvc double glazed half bay window to front, pendant light fitting, coving to ceiling, panelled radiator and power points.



### **BEDROOM TWO (REAR) 3.66m x 3.35m (12'0" x 11'0")**

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



### **BEDROOM THREE (FRONT) 2.57m x 1.73m (8'5" x 5'8")**

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



### **LUXURY SHOWER ROOM 2.57m x 1.63m (8'5" x 5'4")**

With Upvc double glazed frosted window to side, ceramic wall tiling in modern grey wall ceramics, a white suite comprising of low level WC, vanity sink unit with brushed gold mixer tap above, walk in double shower with thermostatic direct flow shower and brushed gold towel radiator.



## EXTERNALLY



### FORE GARDEN

With garden block walls to border, golden gravel providing ease of maintenance to the front of the property, a tarmac driveway allows for off road parking for two or so vehicles and access leads alongside the property to;

### REAR GARDEN

Bounded by concrete post and timber fencing, a paved area provides ample patio and sitting space, railway sleepers to border with artificial grassed area providing ease of maintenance, stone chipping to border 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 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**

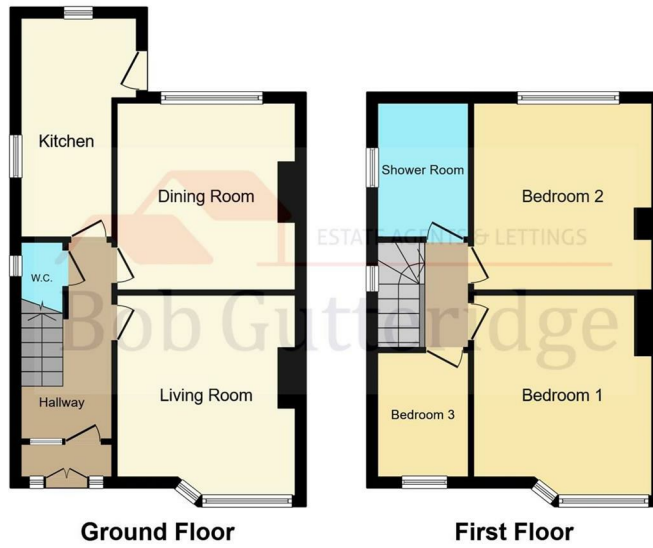
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## **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 plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	44 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

