

2 Watlands View, Porthill
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216 Dimsdale Parade West, Wolstanton, Newcastle, Staffordshire, ST5 8EA

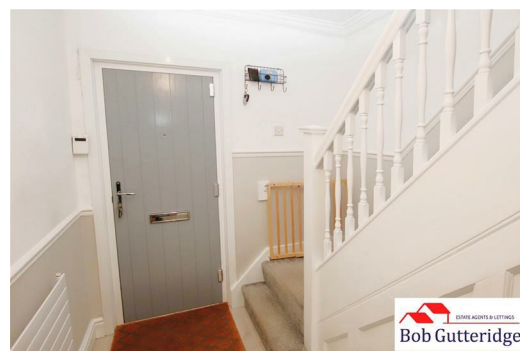


Freehold £269,950

Bob Gutteridge Estate Agents are delighted to bring to the market this immaculately presented EXTENDED semi detached home situated in this ever popular and convenient Wolstanton location. The vendors of this truly wonderful home have updated and modernised it over recent years and the end result is a masterpiece ! As you would expect this home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance hall, bay fronted lounge, separate sitting room, EXTENDED open plan fitted kitchen / dining room, downstairs WC/utility room and to the first floor are three generous bedrooms along with a first floor bathroom. Externally the property offers off road parking along with gardens to both front and rear. This truly wonderful home should be viewed at a potential buyers earliest convenience !

ENTRANCE HALL

With composite front access door, cornice to ceiling, pendant light fitting, decorative dado rail. wood effect laminate flooring, modern panel radiator, stairs to first floor landing and doors to rooms including;



UNDER STAIRS STORE

Housing a Baxi combination boiler providing the domestic hot water and central heating systems.

LOUNGE 3.89m to bay x 3.38m (12'9" to bay x 11'1")

With Upvc double glazed bay window to front, cornice to ceiling, pendant light fitting, decorative dado rail, panelled radiator, stripped and treated exposed floorboards, a marble fire surround with inset living flame coal effect gas fire, TV aerial connection and power points.



SITTING ROOM 4.32m x 3.40m (14'2" x 11'2")

A lovely bright and spacious versatile room adaptable to a variety of family uses and currently used as a nursery. With cornice to ceiling, pendant light fitting, panelled radiator, stripped and treated exposed floorboards, power points and double doorway provides access off to;



EXTENDED OPEN PLAN FITTED KITCHEN / DINING ROOM 5.97m x 3.10m (19'7" x 10'2")

Wonderful extended room overlooking the rear garden illuminated by two Upvc double glazed windows to rear and three Velux skylights. A range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, square edge work surface with built in ceramic sink unit with mixer tap above, ceramic splashback tiling, space for freestanding range cooker with extractor hood above, integrated dish washer, modern grey wood effect laminate flooring modern vertical central heating radiator, a composite stable door to side elevation, power points and access to;



INNER HALL

Access to both entrance hall and open plan fitted kitchen/dining room, door to built in store and door to;

GROUND FLOOR WC/ UTILITY 2.49m x 1.12m (8'2" x 3'8")

With Upvc double glazed frosted window to side, ceramic tiled flooring, a white suite comprising of low level WC, wall mounted sink unit with chrome mixer tap above, plumbing for automatic washing machine square edge wood effect work surface with space for stacked condenser dryer and power points.



FIRST FLOOR LANDING

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

BEDROOM ONE (REAR) 4.11m x 3.38m (13'6" x 11'1")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, feature cast iron fire surround and power points.



BEDROOM TWO (FRONT) 3.45m x 3.35m (11'4" x 11")

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



BEDROOM THREE (REAR) 3.35m x 2.26m (11'0" x 7'5")

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



FIRST FLOOR BATHROOM 2.31m x 2.24m max (7'7" x 7'4" max)

With Upvc double glazed frosted window to front, ceramic wall tiling with inset decorative border tile, a white suite comprising of built in WC, pedestal sink unit, panelled bath unit with shower above, modern chrome towel radiator and vinyl cushion flooring.

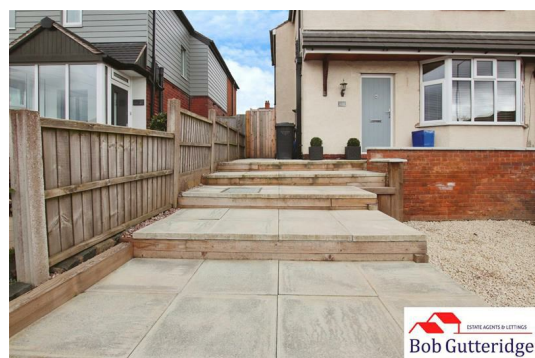


EXTERNALLY



FORE GARDEN

A landscaped fore garden with garden brick retaining walls, steps lead to the front of the property, a gravelled area provides off road parking for two vehicles, external lighting and a garden timber gate leads alongside the property to;



REAR GARDEN

Bounded by concrete post and timber fencing, paved pathway, three lawn sections with gravelled pathway to border and garden timber shed providing ample external 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

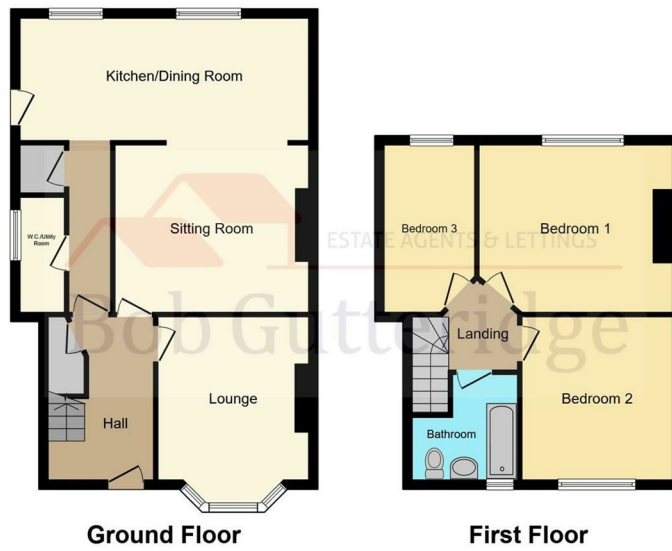
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



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		83 B
69-80	C		
55-68	D	57 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

