

20 Sparrow Terrace, Porthill, Newcastle, Staffs, Staffordshire, ST5 8PD



Freehold Offers in excess of £104,950

Bob Gutteridge Estate Agents are pleased to offer to the market this fore courted terraced home situated in this ever popular and convenient Porthill location which provides ease of access to the local shops, schools and amenities as well as being well placed for access to the A34 & A500. This home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of sitting room, lounge, fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers a fore court and enclosed rear yard with the advantage of a detached sectional garage.

SITTING ROOM 3.35 x 3.30 (11'0" x 10'10")

With Upvc double glazed front access door with frosted skylight above, Upvc double glazed window to front, coving to ceiling, three lamp light fitting, two wall light fittings, Virgin Media connection point (Subject to usual transfer regulations), built in gas/electricity meter cupboards, panelled radiator, power points and access off to;



LOUNGE 3.68 x 3.28 (12'1" x 10'9")

With Upvc double glazed window to rear, coving to ceiling, three lamp light fitting, feature fireplace, panelled radiator, power points, stairs to first floor landing, door to under stairs store and access to;



FITTED KITCHEN 3.20 x 1.65 (10'6" x 5'5")

With Upvc double glazed window to side, enclosed light fitting, base and wall mounted beechwood storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in four ring electric hob unit with oven beneath plus extractor hood above, space for fridge/freezer, vinyl cushion flooring, power points and access to;



REAR LOBBY AREA

With Upvc double glazed frosted rear access door, enclosed light fitting, vinyl cushion flooring, door to built in boiler cupboard housing an Alpha combination boiler providing the domestic hot water and central heating systems. Door to;

GROUND FLOOR BATHROOM 2.77 x 1.47 (9'1" x 4'10")

With Upvc double glazed frosted window to side, enclosed light fitting, panelled radiator, ceramic half wall tiling, a white suite comprising of low level WC, pedestal sink unit and panelled bath unit with thermostatic direct flow shower.



FIRST FLOOR LANDING

With wall light fitting and doors to rooms including;

BEDROOM ONE (FRONT) 3.33 x 3.28 (10'11" x 10'9")

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

BEDROOM TWO 3.78 x 3.28 (12'5" x 10'9")

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, wood effect laminate flooring, power points and built-in storage cupboard providing ample hanging and storage space.



EXTERNALLY

FORE COURT

Bounded by garden brick walls with flagged pathways and gravel chippings for ease of maintenance.

REAR YARD

Bounded by brick walls, flagged path leading along side the property to side access door.



CONCRETE SECTIONAL GARAGE

With double doors and single glazed window to side.



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

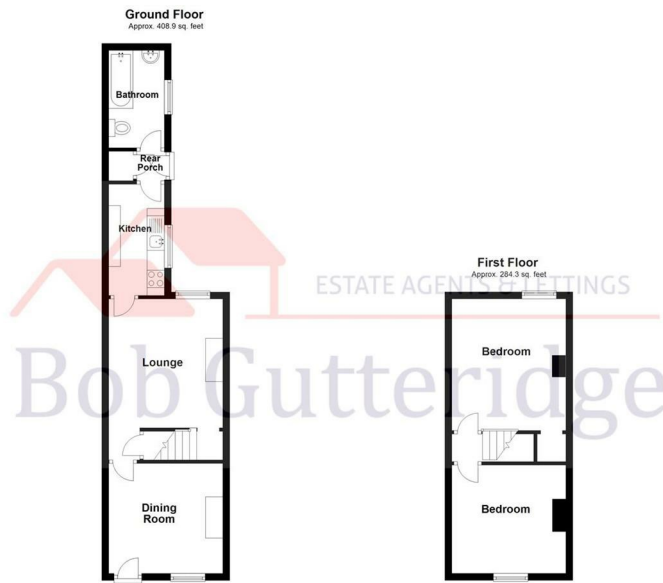
Main services of gas, electricity, water and drainage are connected.

VIEWING

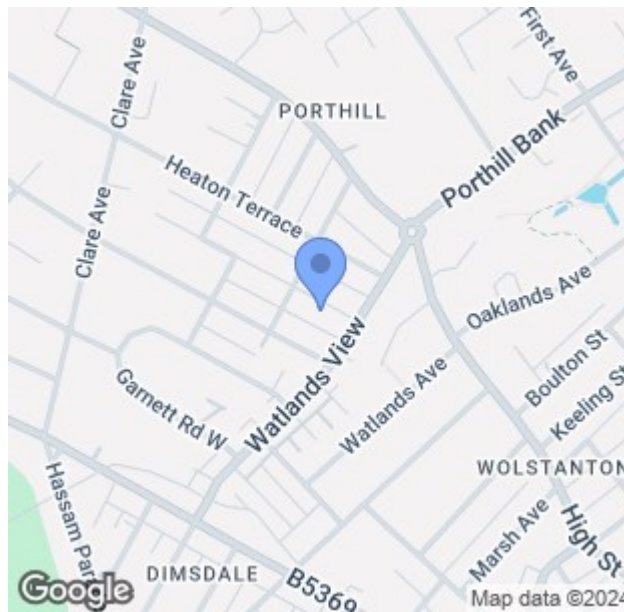
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

DIRECTIONS

From Porthill office proceed along Watlands View, turning second right to Sparrow Terrace and number 20 will be found located on the right hand side.



Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 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

