

## 2 The Limes, First Avenue, Porthill, Newcastle, Staffs, ST5 8QX



**Freehold Offers in excess of £249,950**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable detached home situated in this ever popular and convenient Porthill location. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance lobby, spacious lounge, luxury fitted kitchen/diner with built in appliances, Upvc double glazed conservatory and to the first floor are three bedrooms along with a first floor modern bathroom. Externally the property offers off road parking to the front along with a detached brick garage and an enclosed rear garden. This home is well placed for access to the A34 & A500. Viewing Advised !

### ENTRANCE LOBBY

With Upvc double glazed frosted front access door with inset lead pattern and stained glass, electricity consumer unit, panelled radiator, oak effect laminate flooring and part panelled part frosted glazed door leads off to;

### LOUNGE 4.45m x 4.62m into recess (14'7" x 15'2" into recess)

With Upvc double glazed bow window to front with inset lead pattern, pendant light fitting, coving, feature stone fireplace with built in modern coal effect gas fire, TV aerial connection point, BT telephone point (Subject to usual transfer regulations), two wall light fittings, panelled radiator, power points, stairs to first floor landing and part panelled part glazed door leads off to;



## MODERN FITTED KITCHEN / DINING ROOM 4.62m x 2.36m (15'2" x 7'9")

With Upvc double glazed sliding patio door to rear, Upvc double glazed window to rear, ten spotlight fittings, a range of base and wall mounted high gloss grey storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in wood effect with built in plasticised sink unit with chrome mixer tap above, integrated four ring Bosch electric ceramic hob unit with extractor hood above, built in Bosch oven with grill above plus microwave, built in fridge/freezer, built in slimline dishwasher, built in automatic washing machine, tile effect laminate flooring, feature built in dining area, power points, door to under stairs store and access off to;



## UPVC DOUBLE GLAZED CONSERVATORY 3.18m x 3.05m (10'5" x 10'0")

With Upvc double glazed panels to sides and rear, double panelled radiator, three lamp light fitting, tile effect laminate flooring, power points and TV aerial lead.



## FIRST FLOOR LANDING

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



### **BEDROOM ONE (REAR) 3.53m x 2.51m (11'7" x 8'3")**

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



### **BEDROOM TWO (FRONT) 3.38m x 2.62m (11'1" x 8'7")**

With Upvc double glazed window to front with inset lead pattern, coving to ceiling, ceiling rose, pendant light fitting, panelled radiator, power points and built in double and single wardrobes with overbed storage providing ample domestic hanging space and storage space etc..



### **BEDROOM THREE (REAR) 2.46m x 2.06m (8'1" x 6'9")**

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

## FIRST FLOOR FULLY TILED BATHROOM 2.39m x 1.88m (7'10" x 6'2")

With Upvc double glazed frosted window to front with inset lead pattern, pendant light fitting, fully tiled in modern high glazed wall and floor tiling, a built in suite comprising of built in dual flush WC, vanity sink unit with monobloc chrome mixer tap above, panelled bath unit with monobloc chrome mixer tap plus electric shower, chrome towel radiator and access to a built in airing cupboard housing the copper hot water cylinder.



## EXTERNALLY

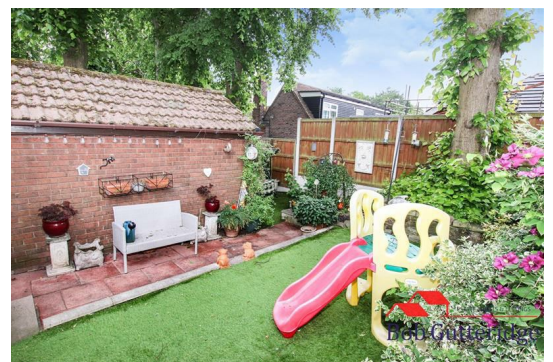
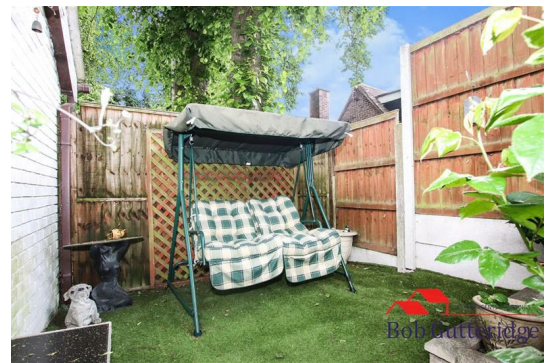
### FORE GARDEN

With a compressed concrete driveway allowing for off road parking, plum slate chipping for ease of maintenance, external lighting and double timber gates provide access alongside the property to;



## REAR GARDEN

Bounded by concrete post and timber fencing, paved pathways, two artificial grassed areas providing ease of maintenance, garden block walls with mature shrubs and access to;



## DETACHED BRICK GARAGE

With metal up and over door and ample domestic external storage space.

## 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**

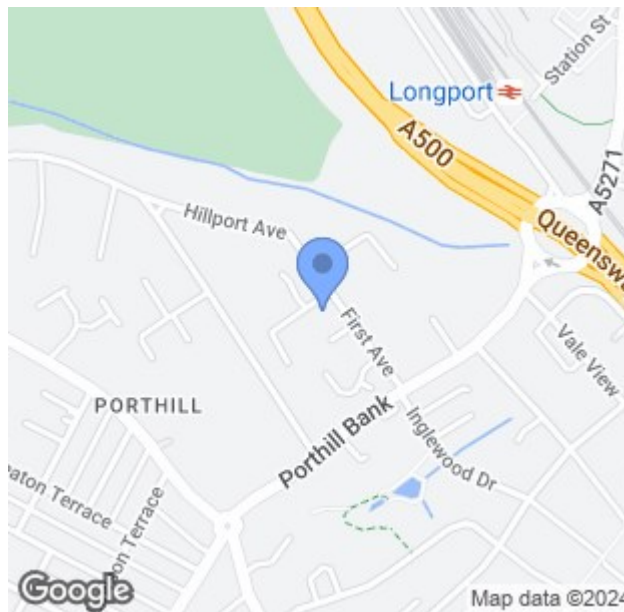
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## **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.



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

