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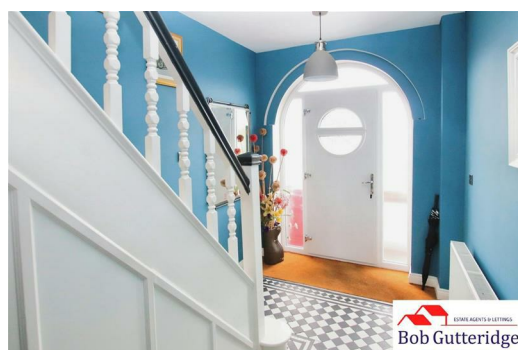


Freehold £255,000

Bob Gutteridge Estate Agents are delighted to bring to the market this exceptional bay fronted semi detached home situated in a prime position backing onto Wolstanton Golf Course. This beautifully presented 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 with focal fireplace, stunning open plan fitted kitchen / diner, ground floor modern shower room and to the first floor are three family sized bedrooms along with a wonderful first floor family bathroom. Externally the fore garden allows for ample off road parking and to the rear the property offers a landscaped rear garden featuring two patio areas which boast views over the golf course to rear. This truly stunning how should be viewed at a prospective purchasers earliest convenience !

RECEPTION HALLWAY

With composite double glazed frosted front access door with frosted double glazed panels to sides and skylight, pendant light fitting, panelled radiator, ceramic tiled feature flooring, stairs to first floor landing, door to built in store and door to built in boiler cupboard housing a Baxi combination boiler providing the domestic hot water and central heating systems.



BAY FRONTED LOUNGE 4.50m to bay x 3.58m (14'9" to bay x 11'9")

Lovely stylish and contemporary open plan living accommodation giving the perfect blend of character and modernity. With Upvc double glazed bay window to front, pendant light fitting, traditional style radiator, feature fireplace with natural timber mantle shelf along with cast iron multi-fuel burner, TV aerial connection point, power points and double doorway provides access off to;



FITTED KITCHEN / DINER 5.94m max x 4.27m maximum (19'5" max x 14'0" maximum)

With Upvc double glazed patio doors to rear with double glazed panels to side, Upvc double glazed window to side, downlight fittings, ceramic tiled flooring with under floor heating, base mounted hand crafted oak storage cupboards providing ample domestic cupboard and drawer space, granite work surfaces with integrated Belfast sink unit with mixer tap above, SMEG range cooker with extractor hood above, ceramic splashback tiling, power points and access leads off to;



SHOWER ROOM 2.06m x 1.22m (6'9" x 4'0")

With Upvc double glazed frosted window to side, ceramic tiled flooring with underfloor heating, ceramic half wall tiling, a white suite comprising of low level WC, pedestal sink unit, double shower enclosure with shower and modern heated towel radiator.



FIRST FLOOR LANDING

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



BEDROOM ONE (FRONT) 4.52m x 3.58m (14'10" x 11'9")

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



BEDROOM TWO (REAR) 3.53m x 3.43m (11'7" x 11'3")

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



BEDROOM THREE (FRONT)

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



FIRST FLOOR BATHROOM 2.69m x 2.26m (8'10 x 7'5")

With Upvc double glazed frosted window to rear, ceramic half wall tiling with inset feature tiling, vinyl cushion flooring, modern heated towel radiator, a white suite comprising of low level WC, pedestal sink unit with chrome mixer tap above and freestanding bath unit with tall chrome mixer tap with hair attachment.



EXTERNALLY



FORE GARDEN

With garden stone walls to borders with raised plants, a tarmac driveway provides ample off road parking to the front of the property and timber gate provides access off to;

REAR GARDEN

Bounded by garden block/brick walls, a timber gate provides pedestrian access to the rear of the property, an Indian stone paved area provides ample patio and sitting space, railway sleepers to borders with mature shrubs and plants, steps tier up to a lawn section with rockery to border along with a further paved patio area, plants to borders and aluminium garden shed. Access leads off to the former detached garage which is now used as an external storage facility.



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

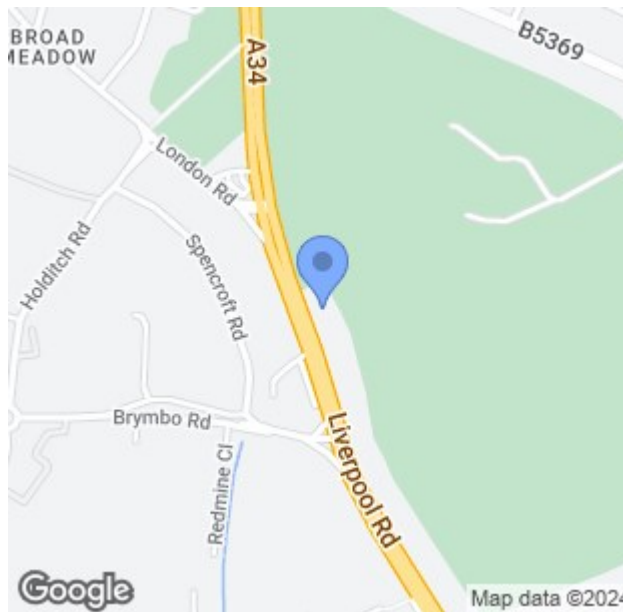
Main services of gas, electricity, water and drainage are connected.

VIEWING

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



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	50 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

