

## 12 Vale View, Porthill, Newcastle, Staffs, ST5 0AF



**Freehold £189,950**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious period town house situated in the highly regarded Porthill location which provides ease of access to the A34 and A500 as well as providing access to Wolstanton village where local shops, schools, doctors and amenities can all be located. This home has been beautifully maintained by the current owners for many years and offers versatile and spacious living arrangements, which in brief comprises of entrance hall with Minton tiled flooring, bay fronted lounge, separate sitting room, dining room, modern fitted kitchen and to the first floor are four generous bedrooms along with a first floor four piece bathroom. To the second floor a usable loft space can be located as well as a separate store. Externally, this property offers a fore court frontage, enclosed rear yard and enclosed rear garden with off road parking for a vehicle. As you would expect this home also offers the modern day comforts of Upvc double glazing along with combi central heating. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

## ENTRANCE HALL

With composite double glazed frosted front access door with inset lead pattern and stained glass, frosted double glazed panels to sides and skylight with inset lead pattern and stained glass, cornice to ceiling, two pendant light fittings, original Minton and quarry tiled flooring, panelled radiator, stairs to first floor landing, Virgin media connection point (subject to usual transfer regulations), door to built-in electricity meter cupboard with consumer unit and doors to rooms including;



### **BAY FRONTED LOUNGE 5.13m x 3.40m (16'10" x 11'2")**

With Upvc double glazed bay window to front with inset lead pattern and stained glass to skylight, cornicing to ceiling, rose pendant light fitting, two wall light fittings, feature cast iron fire surround, panelled radiator, Bamboo laminate flooring, TV aerial connection point (subject to usual transfer regulations) and power points.



### **SITTING ROOM 4.65m x 3.12m (15'3" x 10'3")**

With Upvc double glazed window to rear, cornicing to ceiling, decorative ceiling rose, pendant light fitting, panelled radiator, Bamboo laminate flooring, TV aerial connection (subject to usual transfer regulations), two wall light fittings and power points.



**DINING ROOM 3.96m x 3.38m (13'0" x 11'1")**

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



## EXTENDED FITTED KITCHEN/BREAKFAST ROOM 5.03m x 3.40m (16'6" x 11'2" )

With Upvc double glazed frosted side access door, Upvc double glazed window to side and rear access, wood panelling to ceiling, heat detector, two three lamp light fittings, half wood panelling to walls, range of base and wall mounted maple wood effect storage cupboards providing ample domestic cupboard and drawer space with round edge wood block work surface, Belfast sink unit with chrome mixer tap above, space for full range cooker, ceramic splashback tiling, ceramic floor tiling, plumbing for automatic washing machine, space for a condenser dryer, plumbing for dishwasher, power points and door to built-in boiler cupboard housing an Ariston combination boiler providing domestic hot water and central heating systems and door to;



## FIRST FLOOR LANDING

With three pendant light fittings, panelled radiator, modern wood effect bamboo flooring, power points and doors to rooms including;



**BEDROOM ONE (FRONT) 4.55m plus bay x 4.55m to chimney breast (14'11" plus bay x 14'11" to chimney breast)**

With Upvc double glazed bay window to front with inset lead pattern and stained glass to skylight, Upvc double glazed window to front with inset lead pattern and stained glass to skylight, pendant light fitting, coving, double panelled radiator, power points and built-in wardrobes for ample domestic hanging and storage space.



### **BEDROOM TWO 4.24m x 3.12m (13'11" x 10'3")**

With Upvc double glazed window to rear, three lamp light fittings, bamboo laminate flooring, panelled radiator and power points.



### **BEDROOM THREE 3.94m x 2.39m (12'11" x 7'10")**

With Upvc double glazed window to side, three lamp light fittings, bamboo laminate flooring, panelled radiator and power points.



### **BEDROOM FOUR 3.38m x 2.21m (11'1" x 7'3")**

With Upvc double glazed window to rear, two lamp light fittings, bamboo laminate flooring, panelled radiator and power points.



### FIRST FLOOR FAMILY BATHROOM 2.41m x 1.83m (7'11" x 6'0")

With Upvc double glazed frosted window to side, five LED spotlight fittings, wood panelling to ceiling, a modern white suite comprising dual flush WC, circular porcelain sink unit with chrome mixer tap above, corner whirlpool bath unit with Victorian style mixer tap with shower attachment, walk in shower enclosure with Mira electric shower, ceramic splashback tiling, decorative border tile, bamboo laminate flooring and modern vertical towel radiator.



### SECOND FLOOR LANDING

With Upvc double glazed frosted window to rear, smoke alarm, pendant light fitting and doors to rooms including;

### USABLE LOFT SPACE 5.31m x 4.37m reducing to 2.64m (17'5" x 14'4" reducing to 8'8")

With Upvc double glazed window to rear, three pendant light fittings, power points and access to eaves.



### ACCESS TO BUILT-IN STORE 9.30m x 2.36m (30'6" x 7'9" )

With two pendant light fittings and ample storage space.

### EXTERNALLY





## REAR ENCLOSED YARD

Bounded by garden brick walls, timber gate provides pedestrian access to the rear of the property, paved pathways and a paved patio provides patio and sitting space.



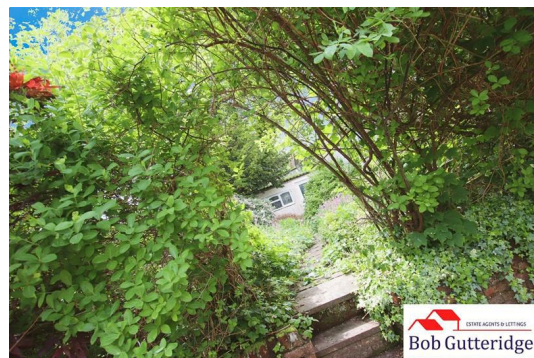
## OFF ROAD PARKING

The property offers an paved area providing off road parking for a vehicle which is accessed via an unadopted access. Access leads upto;



## REAR GARDEN

A well stocked and mature garden area with paved pathways and access to an external store providing ample external storage space.



## **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.

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## HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

