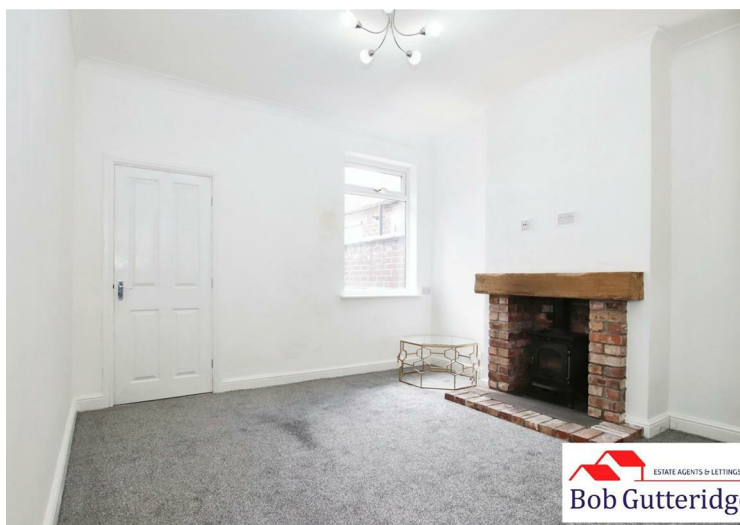


2 Watlands View, Porthill
Newcastle, Staffs ST5 8AA
Tel: 01782 717341
WebSite: www.bobgutteridge.co.uk
E-mail: enquiries@bobgutteridge.co.uk



60 Watlands View, Porthill, Newcastle, Staffs, ST5 8AQ



Freehold £124,950

Bob Gutteridge Estate Agents are delighted to bring to the market this up to date Victorian terraced home situated in this ever popular and convenient Porthill location which provides ease of access to the A34 and A500 as well as being near to the local shops, schools and amenities. As you would expect this property offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of dining room, lounge, fitted kitchen, ground floor fully tiled bathroom and to the first floor are two double bedrooms. Externally the property enjoys a fore court and an enclosed rear yard. We can also confirm that this property is being sold with the advantage of No Vendor Chain !

DINING ROOM 3.68m x 3.43m (12'1" x 11'3")

With Upvc double glazed frosted front access door with inset lead pattern and stained glass, Upvc double glazed window to front, five LED spotlight fittings, panelled radiator, built in gas and electricity meter cupboards, Virgin Media and BT telephone points (subject to usual transfer regulations), feature cast iron fire surround with ceramic tiled hearth, power points and door leads off to;



LOUNGE 3.71m x 3.68m (12'2 x 12'1")

With Upvc double glazed window to rear, coving to ceiling, five lamp light fitting, modern vertical radiator, power points, feature brick fire surround with cast iron in log burner, TV aerial connection point, power points, stairs to first floor landing, door to under-stairs store and access leads off to;



FITTED KITCHEN 3.43m x 2.11m (11'3" x 6'11")

With Upvc double glazed window to side, six spotlight fittings, access to loft space, ceramic wall tiling, ceramic tiled flooring, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in high gloss granite effect with built in bowl and a half stainless steel sink unit with mixer tap above, built in four ring ceramic gas hob unit with extractor hood above, built in oven/grill, plumbing for automatic washing machine, space for fridge/freezer, space for tumble dryer and power points. Door leads off to;



REAR LOBBY AREA

With Upvc double glazed frosted side access door, spotlight fitting, ceramic tiled flooring and doors to built in boiler cupboard housing a Worcester combination boiler providing domestic hot water and central heating systems.

GROUND FLOOR BATHROOM 2.03m x 1.63m (6'8" x 5'4")

With Upvc double glazed frosted window to side, four spotlight fittings, fully tiled in modern walled ceramics with decorative mosaic border tile, ceramic tiled flooring, a white suite comprising of low level WC, wall mounted sink unit with chrome mixer tap above, "L" shaped / shower unit with shower screen and thermostatic direct flow shower plus modern towel radiator.



FIRST FLOOR LANDING

With three lamp light fitting and doors lead off to rooms including;



BEDROOM ONE (FRONT) 3.40m x 3.66m (11'2" x 12'12")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, feature cast iron fire surround with ceramic tiled hearth and power points.



BEDROOM TWO 3.68m x 3.76m (12'1" x 12'4")

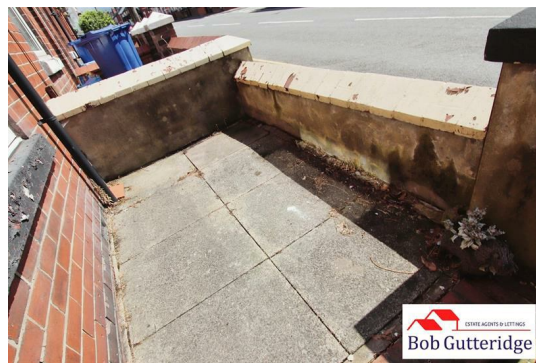
With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, power points and access to a built in wardrobe providing ample domestic hanging space and storage space.



EXTERNALLY

FORE COURT

Bounded by garden brick walls and metal access providing pedestrian access to the front of the property plus paved area providing ease of maintenance.



REAR YARD

Bounded by concrete post and concrete panels along with garden brick walls, metal gate provides pedestrian access to the rear of the property, stone chipping providing ease of maintenance along with artificial grassed area providing ample domestic patio and sitting 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.

60 Watlands View, Newcastle, ST5 8AQ



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		77 C
55-68	D	59 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

