

77 Sparrow Terrace, Porthill, Newcastle, Staffs, ST5 8PF

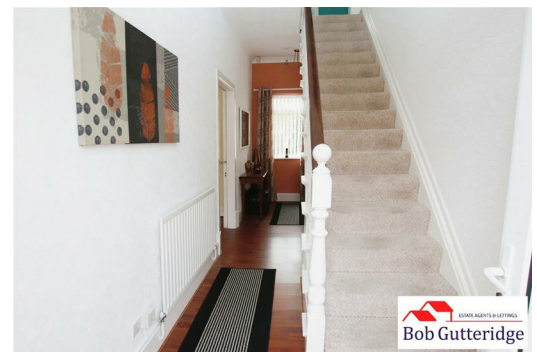


Freehold Offers in excess of £300,000

Bob Gutteridge Estate Agents are delighted to introduce to you this most handsome and elegant detached period home.. The generous accommodation is characterised by high ceilings and plenty of light throughout along with Upvc double glazing and gas central heating. In brief the accommodation comprises of reception hall, three generous reception rooms, fitted kitchen, laundry room, separate WC and to the first floor is a galleried landing allowing access to three pleasant sized bedrooms and attractive modern shower room. The property enjoys a fore courted frontage with driveway providing additional parking leading to a detached garage. There is a wonderful enclosed rear garden where you enter your own little kingdom and from where you can enjoy privacy and security. An internal inspection is strongly advised for you to appreciate the character and style on offer !

ENTRANCE HALL 5.84m x 1.96m (19'2" x 6'5")

With Upvc double glazed front access door with Upvc arched skylight above, Upvc double glazed window to rear aspect, stairs to first floor, central heating radiator, laminate flooring and store with louvre doors. Access off to;



DINING ROOM 4.60m x 3.71m (15'1" x 12'2")

With Upvc double glazed bow window, central heating radiator, power points, laminate flooring, electric fire and feature surround with tiled hearth.



LOUNGE 4.52m x 3.71m (14'10" x 12'2")

With Upvc double glazed bow window to front aspect, Upvc double glazed French door to rear aspect, Upvc double glazed window to side aspect, central heating radiator, power points, laminate flooring and gas fire with feature surround.



SITTING ROOM 3.96m x 3.76m (13'0" x 12'4")

With Upvc double glazed window to side aspect, central heating radiator, gas fire with feature surround, power points, laminate flooring.



FITTED KITCHEN 2.77m x 2.62m (9'1" x 8'7")

With Upvc double glazing to side aspect, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, work surface with inset Armitage Shanks sink unit with mixer tap, integrated four ring gas hob oven and grill with extractor hood above, integrated fridge, central heating radiator, ceramic tiled flooring, power points.



REAR LOBBY

With Upvc double glazed door leading to rear garden and ceramic tiling to floor.



LAUNDRY ROOM 2.26m x 1.73m (7'5" x 5'8")

With Upvc double glazed door, Belfast sink unit, plumbing for automatic washing machine and power points.



DOWNSTAIRS WC

With low level WC and ceramic tiling to walls and floor.



FIRST FLOOR LANDING

With Upvc double glazed windows to front and rear aspects, central heating radiator, doors to rooms including;



BEDROOM ONE (FRONT) 4.57m x 3.10m to wardrobes (15'0" x 10'2" to wardrobes)

With Upvc double glazed windows to front and rear aspects, central heating radiator, power points and fitted wardrobes with cupboards above providing ample domestic hanging space and storage space



BEDROOM TWO 4.57m x 3.71m (15'0" x 12'2")

With Upvc double glazed window to front aspect, central heating radiator, laminate flooring, power points and sliding wardrobe doors reveal built in wardrobes providing ample domestic hanging space and storage space.



BEDROOM THREE 3.96m x 2.62m (13'0" x 8'7")

With two Upvc double glazed windows to side aspect, central heating radiator, power points, laminate flooring and access to loft space,



FIRST FLOOR SHOWER ROOM 2.77m x 2.62m (9'1" x 8'7")

With Upvc double glazed windows to side and rear aspects, attractive modern suite comprising of low level WC, pedestal wash hand basin and double shower compartment with Upvc shower panels, vinyl flooring, central heating radiator, ceramic tiling to walls, airing cupboard containing Intergas combination gas boiler providing the domestic hot water and central heating systems.



EXTERNALLY



FORE GARDEN

Bounded by garden brick walls with a metal gate providing pedestrian access to the front of the property, brick paved pathways providing ease of maintenance and a double brick paved driveway provides off road parking along with access alongside the property to;

REAR GARDEN

There is a wonderful enclosed family garden featuring flagged and brick paved patio area with steps down to an immaculately maintained lawn section, which is well screened by borders with a wealth of plants, shrubs, bushes and trees. Cold water supply plus access to;



DETACHED BRICK GARAGE 5.94m x 2.79m (19'6" x 9'2")

With an electric roller door to front, Upvc door to side, power points and ample external storage space.

COUNCIL TAX

Band 'D' 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 !

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.

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.

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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 63 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 |

