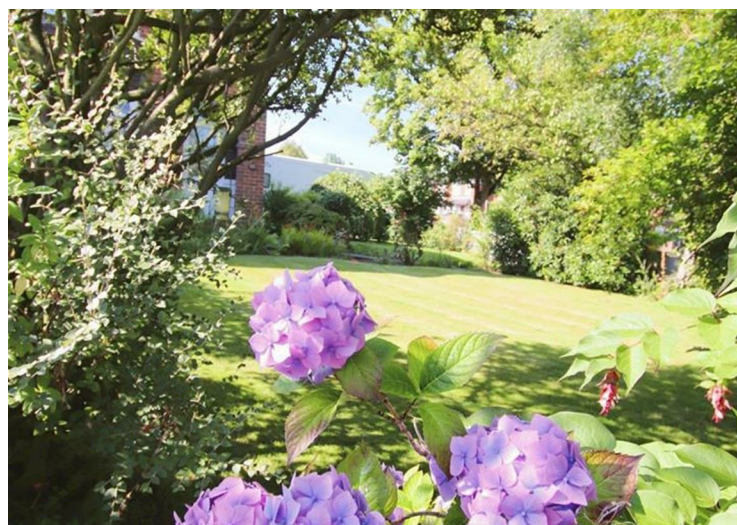


135 Heaton Terrace, Porthill, Newcastle, Staffs, ST5 8PL



Freehold £245,000

Bob Gutteridge Estate Agents are delighted to welcome to the market this wonderful traditional semi detached home, which features an eye catching double bay frontage and is set on a generous corner plot. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas central heating and the attractively presented family accommodation comprises of entrance hall, bay fronted lounge, dining room, half brick & Upvc double glazed conservatory, a lovely modern fitted kitchen and to the first floor are three generous bedrooms along with a luxury first floor bathroom. Externally the property is set on a desirable corner plot which offers gardens to front, side and rear along with off road parking and a detached sectional garage. The location is perfect for access to both the A34 & A500 as well as providing ease of access to local shops, schools and amenities. Please contact us today and we will be delighted to arrange your own personal inspection !

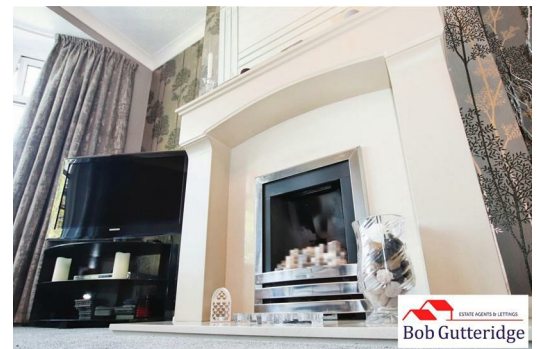
ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern, Upvc double glazed frosted panels to sides and skylights with inset lead pattern, pendant light fitting, panelled radiator, BT telephone point (Subject to usual transfer regulations), power point, stairs to first floor landing, door to understairs store and doors to rooms including;



BAY FRONTED LOUNGE 4.42m to bow x 3.45m (14'6" to bow x 11'4")

With Upvc double glazed bay window to front with inset lead pattern, coving to ceiling, pendant light fitting, panelled radiator, feature marble fire surround with inset modern coal effect gas fire and power points.



DINING ROOM 3.81m x 3.48m (12'6" x 11'5")

With Upvc double glazed double patio doors to rear with double glazed skylights above, pendant light fitting, decorative picture rail, double panelled radiator, wood effect laminate flooring in oak effect, feature built-in focal gas fire and power points. Access to;



HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 3.30m x 3.28m (10'10" x 10'9")

With Upvc double glazed patio doors to rear, Upvc double glazed panels to sides and rear with inset lead pattern to skylights, polycarbonate vaulted ceiling, oak effect laminate flooring, pendant light fitting, two wall light fittings and power points.



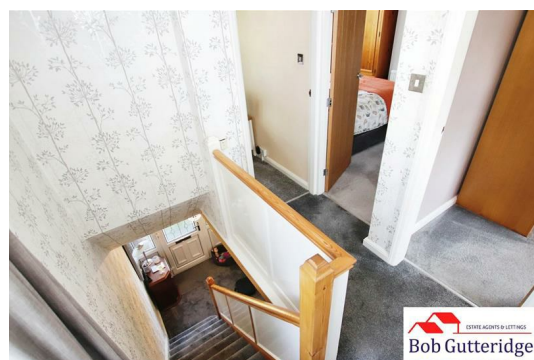
FITTED KITCHEN 4.70m x 2.59m (15'5" x 8'6")

With Upvc double glazed windows to side and rear with inset lead pattern to skylights, ten spotlight fittings, a range of base and wall mounted oak storage cupboards providing ample cupboard and drawer space with brushed stainless steel handles, built-in five ring gas hob unit with extractor hood above and oven/grill beneath, travertine stone effect flooring, double panelled radiator, built-in bowl and a half stainless steel sink unit, spurs for appliances, built-in dishwasher, built-in fridge and freezer plus power points.



FIRST FLOOR LANDING

With access to loft space, pendant light fitting and Upvc double glazed window to side with inset lead pattern to skylights. Doors to rooms including;



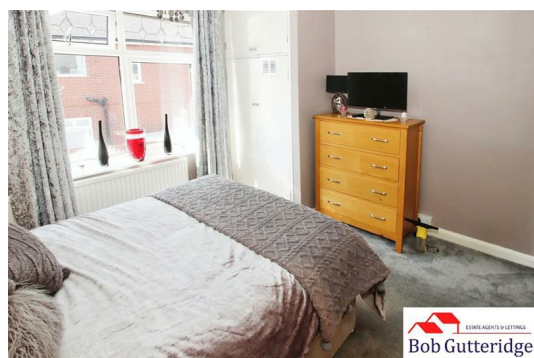
BEDROOM ONE (FRONT) 4.42m to bow x 3.35m (14'6" to bow x 11'0")

With Upvc double glazed bay window to front with inset lead pattern to skylights, pendant light fitting, double panelled radiator and power points.



BEDROOM TWO (REAR) 3.78m x 3.48m (12'5" x 11'5")

With Upvc double glazed window to rear with inset lead pattern to skylights, pendant light fitting, panelled radiator, power points and door to built in cupboard housing a Baxi boiler providing the domestic hot water and central heating systems.



BEDROOM THREE 2.84m x 2.13m (9'4" x 7'0")

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



FIRST FLOOR BATHROOM 2.13m x 1.93m (7'0" x 6'4")

With Upvc double glazed frosted glazed window to rear, six spotlight fittings, a white suite comprising of low level WC, pedestal sink unit with mixer tap above, panelled bath unit with mixer tap plus electric shower above, glazed shower screen, ceramic splashback tiling with decorative border tile, towel radiator and vinyl cushion flooring.



EXTERNALLY

FORE GARDEN

Bounded by concrete post and timber fencing, metal gate provides pedestrian access to the side of the property, lawned section, well stocked with established shrubs and plants to borders, external light, compressed concrete pathways leading to front access and access to;



SIDE GARDEN

Bounded by concrete post and timber fencing, lawned section, well stocked with shrubs and plants to borders, external cold water tap, electricity supply connected, external light, metal gates providing vehicular access with brick paved areas providing off road parking and access to;

ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing with compressed concreted areas providing ample patio space and external lighting.



DETACHED GARAGE

With metal up and over door, Upvc double glazed window and side access door.



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.

135 Heaton Terrace, Newcastle, ST5 8PL



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (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



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

