

## 6 Porthill Bank, Porthill, Newcastle, Staffs, ST5 0AA

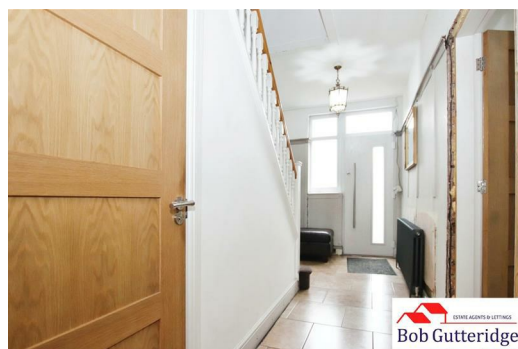


**Freehold Offers in excess of £215,000**

Bob Gutteridge Estate Agents are pleased to welcome to the market this traditional mock Tudor design semi detached home situated in this ever popular and leafy Porthill location which offers the modern day comforts of Upvc double glazing along with combi central heating. This property is in need of some cosmetic upgrade although offers scope to potential purchasers to create their own masterpiece. In brief the accommodation comprises of entrance hall, bay fronted lounge, separate dining room, fitted kitchen, utility room and to the first floor are three bedrooms along with a first floor family bathroom. Externally the property offers gardens to both front and rear along with detached brick garage providing off road parking for a vehicle. The location of this property is ideal for access to both the A34 and A500 as well as providing good links into Wolstanton where shops, schools and amenities can all be located.

### ENTRANCE HALL

With composite double glazed frosted front access door with Upvc double glazed panels to sides and skylight, artex to ceiling, stairs to first floor landing, ceramic tiles to flooring, traditional style radiator and doors to rooms including;



### DOWNSTAIRS WC 1.70m x 0.79m (5'7" x 2'7")

With Upvc double glazed frosted window to side, four spotlight fittings, a white suite comprising of built in dual flush WC, wall mounted sink unit with Monoblock chrome mixer tap above, modern chrome towel radiator, ceramic wall tiling and tile effect flooring.



## BAY FRONTED LOUNGE 4.50m into bay x 3.61m (14'9" into bay x 11'10")

With Upvc double glazed bay window to front with inset lead pattern, pendant light fitting, engineered oak flooring, traditional style radiator, TV aerial connection point and Virgin connection point (subject to usual transfer regulations), cast iron log burner with slate hearth and tile insert and power points.



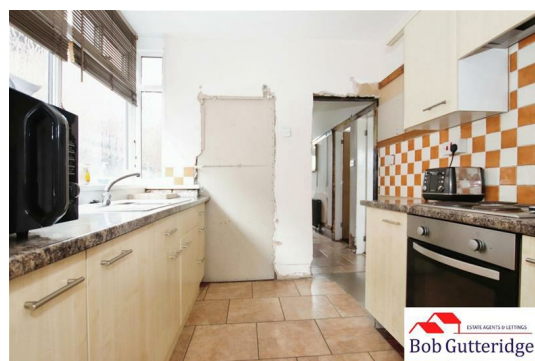
### **DINING ROOM 5.64m into bay x 3.63m (18'6" into bay x 11'11")**

With Upvc double glazed bay to rear with inset patio door, coving to ceiling, five double wall light fittings, feature fireplace with built in living flame coal effect gas fire, TV aerial connection point, BT telephone point (subject to usual transfer regulations), panelled radiator and power points.



### **FITTED KITCHEN 2.64m x 2.39m (8'8" x 7'10")**

With Upvc double glazed frosted half bay window to side, fluorescent tube light fitting, a range of base and wall mounted beech wood effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in four ring Lamona electric hob unit with oven beneath and extractor hood above, ceramic splashback tiling, ceramic tiled flooring, integrated stainless steel sink unit with chrome mixer tap above, power points and access off to;



### **UTILITY ROOM 2.31m x 2.34m (7'7" x 7'8")**

With Upvc double glazed frosted window to side, Upvc double glazed frosted rear access door, artex to ceiling, fluorescent tube light fitting, round edge work surface, plumbing for automatic washing machine, space for condenser dryer and space for dishwasher, ceramic splashback tiling, ceramic tiled flooring, space for American fridge/freezer, power points and a Main combination boiler providing domestic hot water and central heating systems.



## FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, enclosed light fitting, two power points and doors lead off to rooms including;



## BEDROOM ONE (FRONT) 4.72m into bay x 3.63m (15'6" into bay x 11'11")

With Upvc double glazed bay window to front with inset lead pattern, pendant light fitting, panelled radiator, Virgin Media connection point (subject to usual transfer regulations), exposed feature brick chimney and power points.



## BEDROOM TWO 3.94m x 3.23m to chimney breast (12'11" x 10'7" to chimney breast)

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



## BEDROOM THREE 2.77m reducing to 2.01m x 2.08m (9'1" reducing to 6'7" x 6'10")

With Upvc double glazed frosted window to side, coving to ceiling, enclosed light fitting, panelled radiator, power points and built in wardrobe providing ample domestic hanging space and storage space etc.

## FIRST FLOOR FAMILY BATHROOM 3.15m' into shower cubicle x 2.06m (10'4' into shower cubicle x 6'9")

With Upvc double glazed frosted window to side, coving to ceiling, four lamp light fitting, a white suite comprising of low level dual flush WC, pedestal sink unit, panelled bath unit, walk in double shower enclosure with electric shower, ceramic half wall tiling with decorative border tile, tile effect laminate flooring, towel radiator and double doors reveal built in storage cupboard providing domestic shelving and storage space.



## EXTERNALLY

### FORE GARDEN

Bounded by mature hedges to borders, gravelled area providing ease of maintenance, paved pathways lead to the front of the property and access to a further fore garden with two gravelled areas, paved pathways, mature shrubs and plants to borders, access which leads alongside the property providing access off to;



## REAR GARDEN

Bounded by mature hedges to borders along with concrete and post and timber fencing, paved area providing patio and sitting space, majority gravelled area providing ease of maintenance and access to a detached brick garage providing off road parking for a vehicle.



## 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

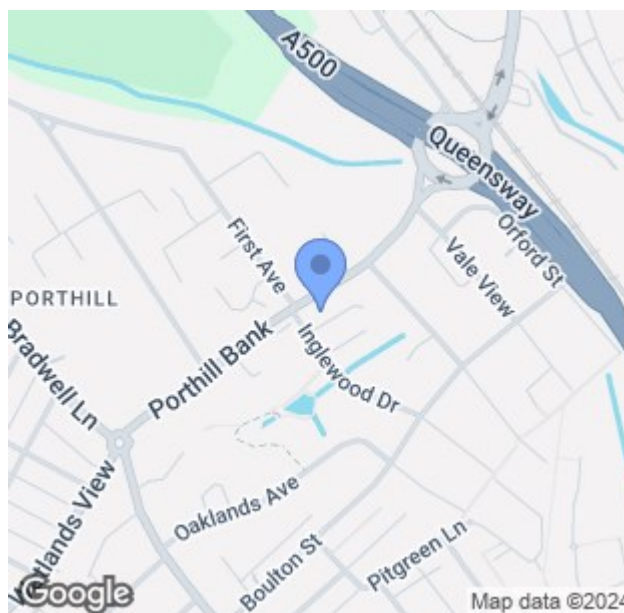
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 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

