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## 28 Pennyfields Avenue, Westport View, Stoke-On-Trent, Staffs, ST6 4SD



**Freehold £249,950**

Bob Gutteridge Estate Agents are delighted to introduce to the market this generously proportioned and beautifully presented modern detached house situated on the sought after residential development of Westport Lake. This home is within reach of all local amenities as well as the ever popular lake and canal paths. Viewers will be pleased to note that the many impressive features including hallway, 23'0" foot through lounge / diner, modern fitted kitchen, rear lobby, ground floor WC, half brick & Upvc double glazed conservatory and to the first floor are three bedrooms, en-suite shower room and modern family bathroom. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas central heating. Car owners will be happy to appreciate the brick paved driveway which provides additional off road parking and leads to an integral garage. There is a lovely enclosed rear garden enjoys the sun all afternoon and through to the evening. A wonderful home, ideal for growing families, which we must highly recommend that you put on to your must see list ! NO VENDOR CHAIN !

### **ENTRANCE HALL 1.52m x 0.94m (5'0" x 3'1")**

With composite double glazed door to front, Upvc double glazed window to side aspect, central heating radiator, pendant light fitting and door leads off to;



**THROUGH LOUNGE / DINER 7.09m x 3.28m (23'3" x 10'9")**

With Upvc double glazed window to front aspect, double glazed sliding patio door to rear. two pendant light fittings, remote controlled electric fire with attractive feature surround, two central heating radiators, stairs to first floor, power points and access leads off to;



**HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 3.07m x 2.97m (10'1" x 9'9" )**

With Upvc double glazed French doors to side, Upvc double glazed panels to sides and rear, polycarbonate roof and power points.



## FITTED KITCHEN 2.92m x 2.31m (9'7" x 7'7")

With Upvc double glazed window to rear aspect, spotlight fittings, a range of base and wall mounted beechwood effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in bowl and a half stainless steel sink unit with mixer tap above, built in Zanussi four ring electric ceramic hob, electric double oven, integrated fridge, plumbing for automatic washing machine, ceramic splashback tiling, vinyl cushion flooring, panelled radiator, power points, door to under stairs store and access off to;



## REAR LOBBY

With composite double glazed door to side aspect and door leads off to;

## GROUND FLOOR WC

With Upvc double glazed frosted window to side aspect, a white suite comprising of low level WC, pedestal sink unit, ceramic splashback tiling, central heating radiator and vinyl cushion flooring.



**FIRST FLOOR LANDING 4.45m x 1.88m maximum (14'7" X 6'2" maximum )**

With Upvc double glazed window to side aspect, access to loft space, central heating radiator, airing cupboard providing ample domestic drying/storage space and doors lead off to rooms including;



**BEDROOM ONE (REAR) 3.45m to wardrobes x 3.12m (11'4" to wardrobes x 10'3")**

With Upvc double glazed window to rear aspect, pendant light fitting, central heating radiator, power points and built in wardrobes providing ample domestic hanging space and storage space. Door leads off to;



### EN-SUITE SHOWER ROOM 2.39m x 0.91m (7'10" x 3'0")

With Upvc double glazed frosted window to rear, a white suite comprising of low level WC, pedestal sink unit, walk in shower compartment, with thermostatic direct flow shower central heating radiator and extractor fan.



### BEDROOM TWO (FRONT) 3.00m x 2.34m to wardrobes (9'10" x 7'8" to wardrobes)

With Upvc double glazed window to front aspect, pendant light fitting, central heating radiator, fitted office furniture and power points.



### BEDROOM THREE (FRONT) 2.92m x 2.59m (9'7" x 8'6")

With Upvc double glazed window to front aspect, fitted wardrobes, central heating radiator and power points.





**FAMILY BATHROOM 2.44m x 1.75m (8'0" x 5'9")**

With Upvc double glazed frosted window to rear, ceramic half wall tiling with decorative border tile, vinyl cushion flooring, extractor fan, central heating radiator, a white suite comprising of low level WC, pedestal sink unit and panelled bath unit.



**EXTERNALLY**



**FORE GARDEN**

With established trees and bushes to side, lawn section adjoined by a brick paved driveway providing off road parking along with access to the integral garage and a brick paved pathway leads alongside the property to;



**REAR GARDEN**

Bounded by timber post and timber fencing, paved pathways, paved patio area providing ample patio and sitting space, lawn section with mature plants and shrubs to borders.



## **INTEGRAL GARAGE**

With metal up and over door, light fitting power points and a Glow-worm boiler providing the domestic hot water and central heating systems.

## **COUNCIL TAX**

Band 'C' amount payable to City of Stoke On Trent 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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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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 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

