

## 49 Dimsdale View East, Porthill, Newcastle, Staffs, ST5 8EG



**Freehold Offers in excess of £134,950**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable fore courted Victorian terraced home situated in this ever popular and convenient Porthill location which provides ease of access to the A34 & A500 as well as being well placed for local shops, schools and amenities. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of through lounge / diner, fitted kitchen and to the first floor are two bedrooms along with a four piece first floor bathroom. Externally the property offers a fore court, enclosed rear yard and a detached sectional garage. Viewing of This Home Is A Must !

### THROUGH LOUNGE/DINING ROOM 8.03m x 3.35m (26'4" x 11'0")

With Upvc double glazed frosted front access door with frosted skylight above, Upvc double glazed windows to front and rear aspects, feature brick wall, two wall light fittings, smoke alarms, double panelled radiator, single panelled radiator, Virgin Media connection point (subject to usual transfer regulations), built in meter cupboard, cast iron log burner with feature brick hearth, oak effect laminate flooring, power points, stairs to first floor landing and part panelled/part glazed door provides access off to;



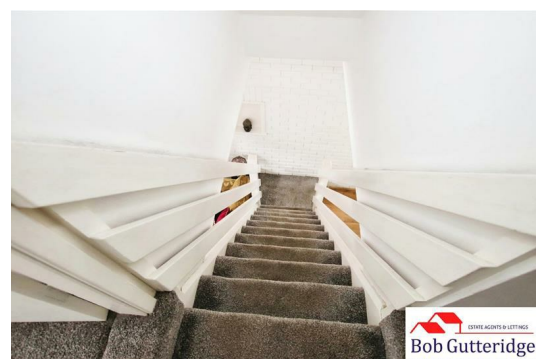
### FITTED KITCHEN 3.61m x 2.01m (11'10" x 6'7")

With Upvc double glazed window to rear, four lamp light fitting, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in wood block effect with built in twin circular sink unit with mixer tap above, integrated four ring gas hob unit with oven beneath and extractor hood above, ceramic splashback tiling, plumbing for automatic washing machine, integrated Whirlpool dishwasher, ceramic tiled flooring, power points and panelled radiator.



### FIRST FLOOR LANDING

With smoke alarm, two pendant light fittings and doors to rooms including;



### **BEDROOM ONE (FRONT) 3.51m x 33.83m (11'6" x 111")**

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



### **BEDROOM TWO (REAR) 3.58m x 2.59m (11'9" x 8'6")**

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



## FIRST FLOOR FOUR PIECE FAMILY BATHROOM 3.63m x 2.03m (11'11" x 6'8")

With Upvc double glaze frosted window to rear, enclosed light fitting, modern chrome towel radiator, tile effect laminate flooring, a four piece white suite comprising low level WC, wall mounted sink unit with mixer tap above, panelled bath unit with central mixer tap and hair attachment, corner glazed shower cubicle with thermostatic direct flow shower, ceramic splashback tiling in travertine effect and door leads off to built in airing cupboard housing a copper water cylinder providing ample domestic drying space and storage space etc.



## EXTERNALLY

### FORE COURT

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



## REAR YARD

Bounded by garden brick walls and timber gate providing pedestrian access to the rear of the property, paved area providing ample domestic patio space and sitting space etc, timber gate leads off to access to a concrete sectional garage (Assumed asbestos roof, this has not been tested) with up and over door, panelled rear access door providing ample domestic external storage space along with parking for a vehicle.



## 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 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

