

## 44 Inglewood Drive, Porthill, Newcastle, Staffs, ST5 0DT



**Freehold £185,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this exceptional semi detached home situated in this ever popular and convenient Porthill. The property offers far reaching views over the City as well as being well placed for access to the Village of Wolstanton where local shops, schools and amenities can all be located. As you would expect this home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance hall, bay fronted lounge, modern fitted kitchen / diner, downstairs WC and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear. Viewing of this home is simply a must !

### ENTRANCE LOBBY

With Upvc double glazed frosted front access door with inset Georgian pattern, pendant light fitting, panelled radiator, ceramic tiled flooring, stairs to first floor landing and door leads off to;





## BAY FRONTED LOUNGE 4.37m into bay x 3.71m (14'4" into bay x 12'2")

With Upvc double glazed bay window to front with inset Georgian pattern, coving to ceiling, decorative ceiling rose, pendant light fitting, double panelled radiator, oak effect flooring, feature fireplace with ceramic insert, oak mantle shelf, TV aerial connection point, built in shelving area, power points and door to;



## **FITTED KITCHEN / DINER 3.78m maximum x 2.77m maximum (12'5" maximum x 9'1" maximum)**

With Upvc double glazed patio doors to rear, light fitting, enclosed 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 with built in stainless steel bowl and a half sink unit with mixer tap above, integrated four ring electric induction hob unit with oven beneath plus extractor hood above, ceramic splashback tiling, ceramic tiled flooring, panelled radiator, space for fridge/freezer, power points and door to;



## **UNDER STAIRS STORE**

With Upvc double glazed frosted window to side with inset Georgian pattern, plumbing for automatic washing machine, power points, electricity consumer unit and meter.

## **REAR LOBBY**

With Upvc double glazed window to rear, enclosed light fitting, vertical towel radiator, ceramic tiled flooring and door to;

### **DOWNSTAIRS WC 1.55m x 0.79m (5'1" x 2'7")**

With Upvc double glazed frosted window to side with inset Georgian pattern, four lamp light fitting, a white low level WC, ceramic tiled flooring, panelled radiator and built in boiler cupboard housing a Baxi combination boiler providing the domestic hot water and central heating systems.



### **FIRST FLOOR LANDING**

With Upvc double glazed frosted window to side with inset Georgian pattern, pendant light fitting, access to loft space and doors to rooms including;



### **FIRST FLOOR BATHROOM 2.03m x 1.75m (6'8" x 5'9")**

With Upvc double glazed frosted window to rear with inset Georgian pattern, enclosed light fitting, a white suite comprising of low level WC, vanity sink unit with mixer tap above, "L" shaped bath/shower unit with monobloc chrome mixer tap plus thermostatic direct flow shower, ceramic wall tiling, ceramic tiled flooring and towel radiator.





**BEDROOM ONE (REAR) 3.35m x 2.82m (11'0" x 9'3")**

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



**BEDROOM TWO (FRONT) 3.38m x 2.01m to wardrobe frontage (11'1" x 6'7" to wardrobe frontage)**

With Upvc double glazed window to front with inset Georgian pattern, pendant light fitting, panelled radiator, power points and built in wardrobes providing ample domestic hanging space and storage space.



**BEDROOM THREE (FRONT) 2.49m maximum x 1.98m (8'2" maximum x 6'6")**

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



**EXTERNALLY**



**FORE GARDEN**

With garden stone walls tiered to the front of the property with mature shrubs, concrete steps lead to the front of the property and a timber gate provides access off to;

## REAR GARDEN

Bounded by mature hedges to borders along with concrete post and timber fencing, paved area provides ample patio and sitting space, tiered up with a lawn section with mature shrubs to borders and access to a further paved area providing further patio and sitting space.



## COUNCIL TAX

Band 'B' 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.

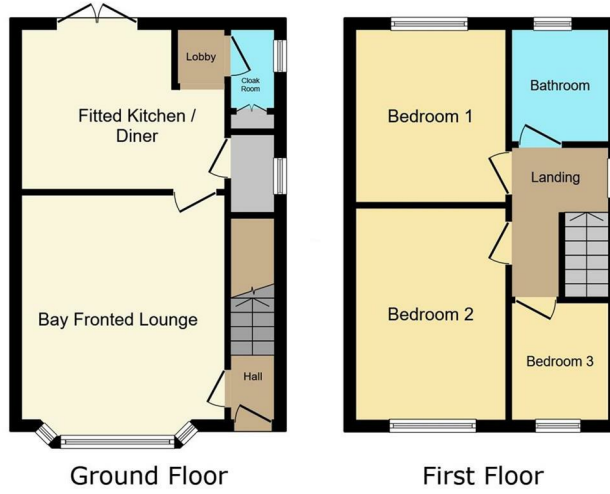
## SERVICES

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.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (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	64 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

