

29 Inglewood Drive, Porthill, Newcastle, Staffs, ST5 0DT



Freehold Offers in excess of £165,000

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented semi detached home situated in this ever popular Porthill location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A500. This home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance lobby, bay fronted lounge, fitted kitchen / diner and to the first floor are two double bedrooms along with a fully tiled bathroom. Externally the property offers gardens to front and rear along with pleasant views over the City landscape. Viewing Of This Home Is A Must !

ENTRANCE LOBBY

With Upvc double glazed frosted front access door with inset lead pattern and stained glass, pendant light fitting, smoke alarm, panelled radiator, original quarry tiled flooring, BT connection point (subject to usual transfer regulations), stairs to first floor landing and doors lead off to rooms including;



BAY FRONTED LOUNGE 4.34m x 3.68m (14'3" x 12'1")

With Upvc double glazed bay window to front, cornice to ceiling, pendant light fitting, two wall light fittings, feature fireplace with marble hearth and inset and living flame coal effect gas fire, TV aerial connection point, Virgin Media Connection point (subject to usual transfer regulations), power points and door provides access off to;



OPEN PLAN FITTED KITCHEN/DINING ROOM 4.72m x 2.77m (15'6" x 9'1")

With Upvc double glazed window to side, Upvc double glazed sliding patio door to rear, coving to ceiling, two four lamp light fittings, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, square edge work surface with built in stainless steel sink unit and mixer above, space for freestanding cooker, space for slimline dishwasher and plumbing for automatic washing machine, ceramic splashback tiling, ceramic floor tiling, double panelled radiator, power points, recess to under stairs storage cupboard housing a Baxi combination boiler providing domestic hot water and central heating systems, electricity consumer unit, pendant light fitting and ample domestic storage space.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, pendant light fitting, access to loft space and doors lead off to rooms including;

BEDROOM ONE (FRONT) 4.72m into recess reducing to 3.71m x 3.38m (15'6" into recess reducing to 12'2" x 11'1")

With two Upvc double glazed windows to front, pendant light fitting, panelled radiator and power points.



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

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, panelled radiator and power points.



FIRST FLOOR FULLY TILED BATHROOM 2.01m x 1.73m (6'7" x 5'8")

With Upvc double glazed frosted window to rear, enclosed light fitting, extractor fan, fully tiled in modern wall ceramics, ceramic tiled flooring, a modern white suite comprising of low level dual flush WC, vanity sink unit with chrome mixer tap above, panelled bath unit with glazed shower screen, thermostatic direct flow shower.

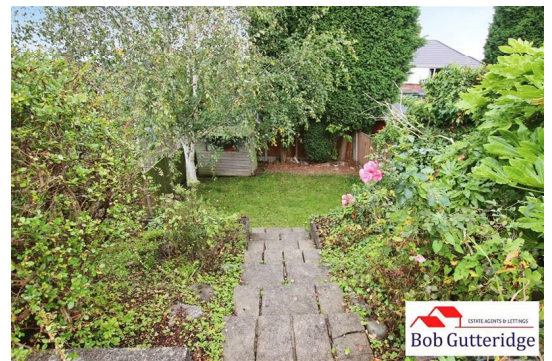


EXTERNALLY



REAR GARDEN

Bounded by concrete post and timber fencing with timber decked area providing patio and sitting space, stone chipping providing ease of maintenance tiered down with rockery area and lawn section to rear.



COUNCIL TAX

Band 'D' amount payable to Newcastle under Lyme Borough Council/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.

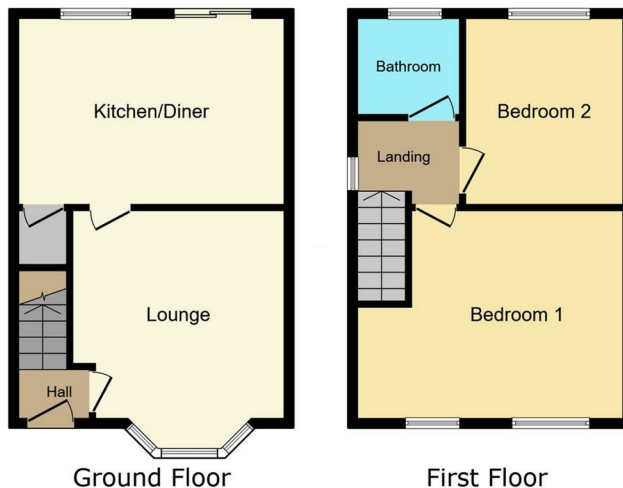
SERVICES

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 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



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

