

169 Watlands View, Porthill, Newcastle, Staffs, ST5 8AW



Freehold £112,500

Bob Gutteridge Estate Agents are pleased to offer 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 local shops, schools and amenities as well as offering good road links to the A34 & A500. 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, sitting room, living room, fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers a fore court and enclosed rear yard. Viewing Advised !

ENTRANCE HALLWAY

With composite double glazed front door, laminate flooring, central heating radiator and doors to rooms including;

SITTING ROOM 4.45m to bay x 2.44m (14'7" to bay x 8'0")

With Upvc double glazed bay window to front aspect, central heating radiator laminate flooring and power points.



LIVING ROOM 3.51m x 3.40m (11'6" x 11'2")

With Upvc double glazed window to rear aspect, under stairs store, laminate flooring, central heating radiator, power points, stairs to first floor landing and door leads off to;



FITTED KITCHEN 3.56m x 2.21m (11'8" x 7'3")

With Upvc double glazed window to side aspect, a range of matching base and wall storage units providing ample domestic cupboard and drawer storage space, work surfaces with inset single drainer composite sink unit with mixer tap above, central heating radiator, ceramic tiling to floor, plumbing for automatic washing machine, gas point, power points, Ideal Logic gas boiler providing the domestic hot water and central heating systems. Access off to;



REAR LOBBY

With Upvc double glazed side access door, door to built in store and access off to;

BATHROOM 1.70m x 1.42m (5'7" x 4'8")

With Upvc double glazing to side aspect, a white suite comprising low level WC, wash hand basin, panelled bath with shower attachment plus screen, central heating radiator and ceramic tiling to walls and floor.



BEDROOM ONE 3.71m x 3.40m (12'2" x 11'2")

With Upvc double glazing to front aspect, central heating radiator, laminate flooring, traditional fireplace and power points.



BEDROOM TWO 3.56m x 3.43m (11'8" x 11'3")

With Upvc double glazing to rear aspect, laminate flooring, central heating radiator, store with access to loft and power points.



EXTERNALLY



FORE COURT

The property stands behind an enclosed walled fore court with wrought iron gate.

REAR YARD

A lovely enclosed yard and garden area to the rear featuring raised beds, patio, timber garden shed, ornamental pebbling and external cold water supply.

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

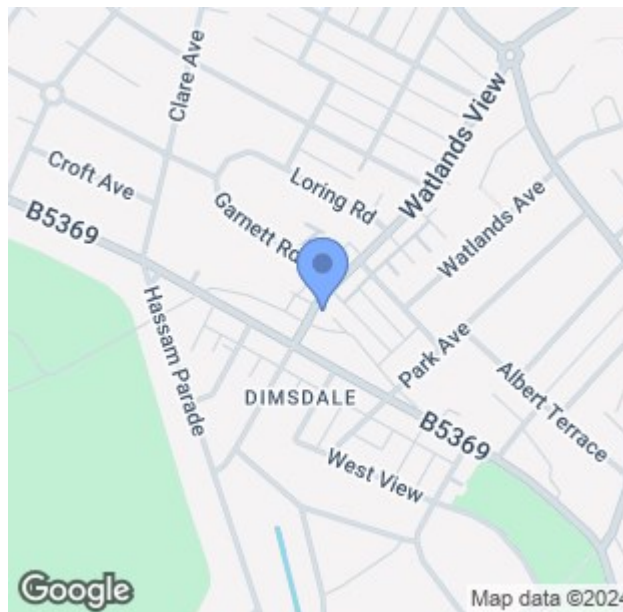
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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		81 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

