

## 9 Garnett Road West, Porthill, Newcastle, Staffs, ST5 8EQ



**Freehold £115,000**

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional end townhouse situated in this ever popular and convenient Porthill location which provides ease of access to local shops, schools and amenities as well as providing good road links to the A34 and A500. This home is in need of general modernisation / upgrade however is enhanced with the benefits of majority Upvc double glazing along with combi gas central heating and in brief the accommodation comprises of entrance hall, bay fronted lounge, separate sitting room, kitchen, downstairs WC and to the first floor are three bedrooms along with a first floor bathroom. Externally, the property offers a forecourt and enclosed rear garden. We can also confirm that this property is being sold with vacant possession from January 2025.

### ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern and stained glass, coving to ceiling, pendant light fitting, smoke alarm, stairs to first floor landing, panelled radiator, vinyl cushion flooring and door provides access off to;

### BAY FRONTED SITTING ROOM 3.28m plus bay x 3.89m (10'9" plus bay x 12'9" )

With Upvc double glazed bay window to front with inset lead pattern and stained glass to skylight, coving to ceiling, pendant light fitting, wall mounted gas fire, ceramic tiled hearth, power points, double panelled radiator and access leads off to;



**LOUNGE 3.89m x 3.35m (12'9" x 11'0")**

With glazed window to rear, coving to ceiling, pendant light fitting, gas fire, double panelled radiator, power points, modern wood effect laminate flooring and access to a recessed area;



**KITCHEN AREA**

With Upvc double glazed frosted window to side, wall light fitting, base mounted storage cupboard, stainless steel sink unit with taps above, ceramic splashback tiling, dado rail.

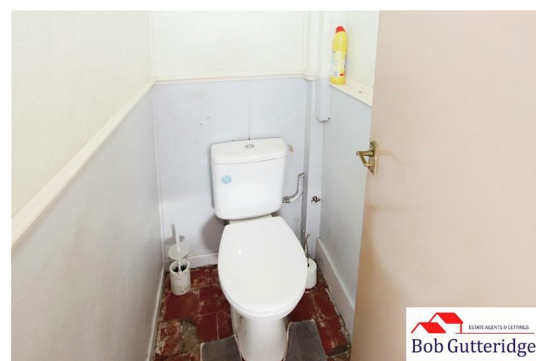
### **KITCHEN AREA 3.96m x 1.65m (13'0" x 5'5")**

With glazed panels to sides and rear, glazed roof, Upvc rear access door, space for freestanding electric cooker, plumbing for automatic washing machine, base mounted storage cupboards providing ample domestic storage space, round edge work surface, panelled radiator, power points, vinyl cushion flooring and door to built in utility cupboard with space for fridge/freezer, power points and shelving and storage space.



### **DOWNSTAIRS WC 1.27m x 0.86m (4'2" x 2'10")**

With frosted glazed window to side, wall light fitting, white low level dual flush WC and quarry tiled flooring.



### **FIRST FLOOR LANDING**

With Upvc double glazed frosted window to side, pendant light fitting, smoke alarm and doors lead off to rooms including;

### **FIRST FLOOR BATHROOM 1.88m x 1.68m (6'2" x 5'6")**

With Upvc double glazed frosted window to rear, enclosed light fitting, an avocado suite comprising of panelled bath unit with taps above, a Triton T80 electric shower above, pedestal sink unit, ceramic splashback tiling, vinyl cushion flooring, panelled radiator, built in boiler cupboard housing a Vikora combination boiler providing domestic hot water and central heating systems.



### **BEDROOM ONE (REAR) 3.35m x 3.10m (11'0" x 10'2")**

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, TV aerial point and power points.



### **BEDROOM TWO (FRONT) 3.33m x 3.10m (10'11" x 10'2")**

With Upvc double glazed window to front with inset lead pattern and stained glass to skylight, coving to ceiling, pendant light fitting, panelled radiator and power points.



### **BEDROOM THREE 1.91m x 1.70m (6'3" x 5'7")**

With Upvc double glazed window to front with inset lead pattern and stained glass to skylight, pendant light fitting and power points.



### **FOREGARDEN**

Bounded by garden concrete block walls along with mature hedges, concreted area providing ease of maintenance, metal gate provides pedestrian access, flagged pathway leads alongside the property providing access off to;

### **REAR GARDEN**

Bounded by concrete post and timber fencing along with mature hedges, concrete pathways, lawn section with mature shrubs and plants to borders and further concreted area to rear providing further patio and sitting space.



### **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**

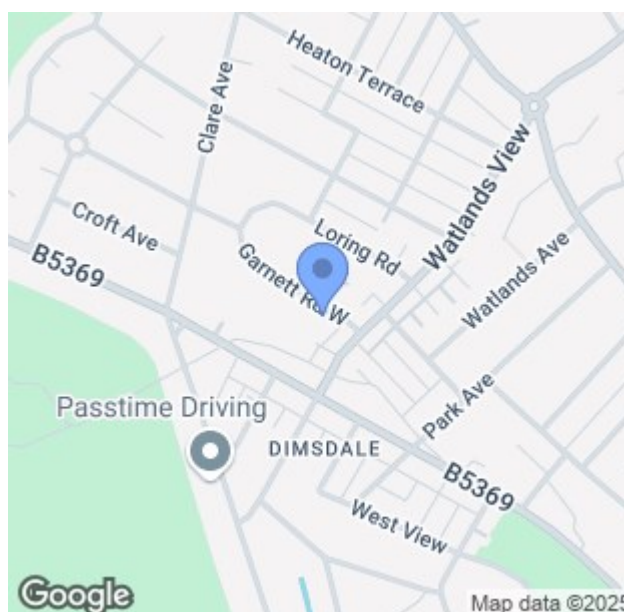
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## **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             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 58 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 |

