

2 Watlands View, Porthill
Newcastle, Staffs ST5 8AA
Tel: 01782 717341
WebSite: www.bobgutteridge.co.uk
E-mail: enquiries@bobgutteridge.co.uk



2 Barbridge Road, Waterhayes, Newcastle, Staffs, ST5 7SB



Freehold £295,000

Bob Gutteridge Estate Agents are delighted to bring to the market this spacious and desirable modern day detached home situated on this ever popular Waterhayes development which provides ease of access to local shops, schools and amenities as well as offering good road links to the A34 and A500. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, downstairs WC, bay fronted lounge, separate dining room, "L" shaped fitted kitchen, utility room, home office/sitting room and to the first floor are four bedrooms along with a first floor bathroom and en-suite shower room off the principle bedroom. Externally the property is set on a desirable plot with ample off road parking for several vehicles to the front of the property as well as benefiting from a double attached brick garage and an enclosed rear garden. We are also pleased to confirm this home is being sold with the added benefit of No Vendor Chain!

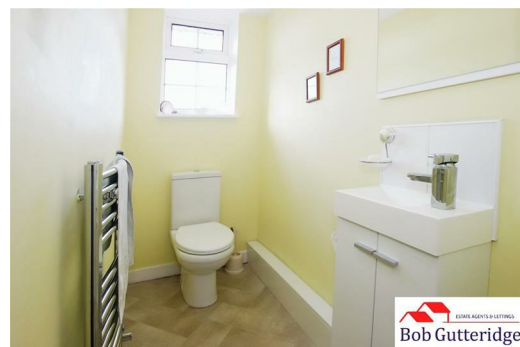
ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern and stained glass, Upvc double glazed window to side with inset Georgian pattern, artex to ceiling, coving, decorative ceiling rose, pendant light fitting, panelled radiator, stairs to first floor landing and door lead off to;



DOWNSTAIRS WC 2.03m x 1.04m (6'8" x 3'5")

With Upvc double glazed frosted window to front with inset Georgian pattern, enclosed light fitting, a white suite comprising of low level dual flush WC, vanity sink unit with chrome mixer tap above, vinyl cushion flooring and chrome towel radiator.



BAY FRONTED LOUNGE 6.10m into bay x 3.61m (20'0" into bay x 11'10")

With Upvc double glazed bay window to front with inset Georgian pattern, coving to ceiling, two decorative ceiling roses, two pendant light fittings, dado rail, feature fireplace with marble hearth and inset with log effect gas fire, double panelled radiator, power points and double doors reveal access off to;



DINING ROOM 3.12m x 3.15m (10'3" x 10'4")

With aluminium double glazed sliding patio door to rear, coving to ceiling, decorative ceiling rose, pendant light fitting, dado rail, double panelled radiator, power points and door leads off to;



"L" SHAPED FITTED KITCHEN 5.21m reducing to 3.12m x 3.00m reducing to 1.55m (17'1" reducing to 10'3" x 9'10" reducing to 5'1")
With Upvc double glazed window to rear, artex to ceiling, fluorescent tube light fitting, a range of base and wall mounted white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in bowl and a half sink unit with mixer tap above, space for freestanding electric cooker, ceramic splashback tiling, spurs for appliances, TV aerial connection point, vinyl cushion flooring, double panelled radiator, power points and archway provides access to;

With artex to ceiling, fluorescent tube light fitting, a range of base and wall mounted white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface, vinyl cushion flooring, panelled radiator, double doors reveal access to under stairs storage cupboard and power points.



SEPARATE SITTING ROOM/HOME OFFICE 5.92m x 2.41m (19'5" x 7'11")
With Upvc double glazed window to front with inset Georgian pattern, artex to ceiling, two enclosed light fittings, electricity consumer unit, power points and access off to;



UTILITY ROOM 3.48m x 2.41m (11'5" x 7'11")

With Upvc double glazed window to rear, Upvc double glazed frosted rear access door, artex to ceiling, fluorescent tube light fitting, a range of base and wall mounted storage cupboards, a Myson Apollo boiler providing domestic hot water and central heating systems, plumbing for automatic washing machine, space for condenser dryer and power points.



FIRST FLOOR LANDING

With artex to ceiling, access to loft space, decorative ceiling rose, pendant light fitting, power points, door to built in boiler cupboard housing a copper cold water cylinder along with ample domestic drying and storage space. Doors to rooms including;



BEDROOM ONE 3.53m x 3.20m (11'7" x 10'6")

With Upvc double glazed window to rear, artex to ceiling, pendant light fitting, panelled radiator, power points and sliding wardrobe doors reveal built in wardrobes providing ample domestic hanging space and storage space, access off to;



EN-SUITE SHOWER ROOM 2.13m x 1.55m (7'0" x 5'1")

With Upvc double glazed frosted window to side, artex to ceiling, enclosed light fitting, a white suite comprising of low level dual flush WC, corner vanity sink unit with chrome mixer tap above, built in double shower enclosure with thermostatic direct flow shower, ceramic splashback tiling and chrome towel radiator.



BEDROOM TWO (FRONT) 3.51m x 2.64m plus door recess (11'6" x 8'8" plus door recess)

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



BEDROOM THREE (FRONT) 2.74m x 2.64m plus door recess (9'0" x 8'8" plus door recess)

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



BEDROOM FOUR (REAR) 3.18m x 2.72m reducing to 2.31m (10'5" x 8'11" reducing to 7'7")

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



FIRST FLOOR BATHROOM 1.83m x 1.96m (6'0" x 6'5")

With Upvc double glazed frosted window to side, enclosed light fitting, a white built in suite comprising of low level dual flush WC, vanity sink unit, with chrome mixer tap above, panelled bath unit with thermostatic shower above, vinyl cushion flooring and towel radiator.



EXTERNALLY



FORE GARDEN

Bounded by garden brick walls along with mature hedges to borders, an expansive brick paved driveway allows for ample off road parking for several vehicles, shrubs to border and access off to;



ENCLOSED REAR GARDEN

Bounded by concrete/timber post and timber fencing along with garden brick walls, a paved area provides patio and sitting space, garden brick walls tier up to a lawn section with raised beds with plants and shrubs to borders. Access leads off to;



ATTACHED BRICK GARAGE 6.50m x 3.43m (21'4" x 11'3")

With aluminium roller door, part panelled part glazed rear access door, glazed window to rear, two fluorescent tube light fittings and power points.

COUNCIL TAX

Band 'C' 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.

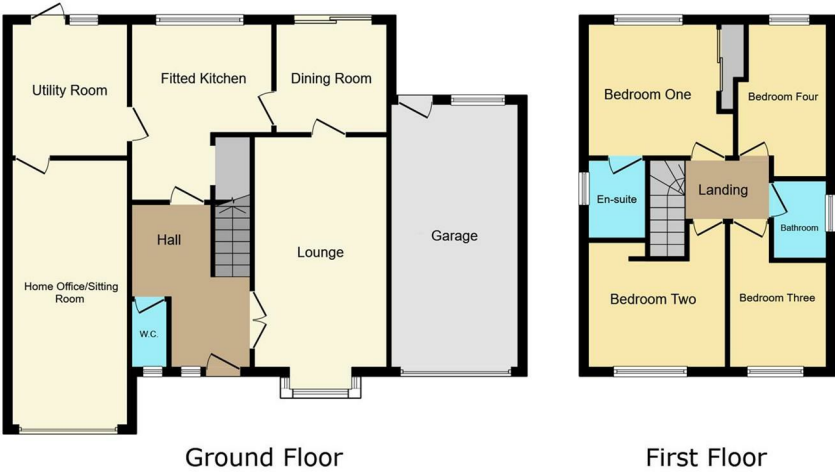
SERVICES

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.

2 Barbridge Road, Newcastle, ST5 7SB



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (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		81 B
69-80	C		
55-68	D	62 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

