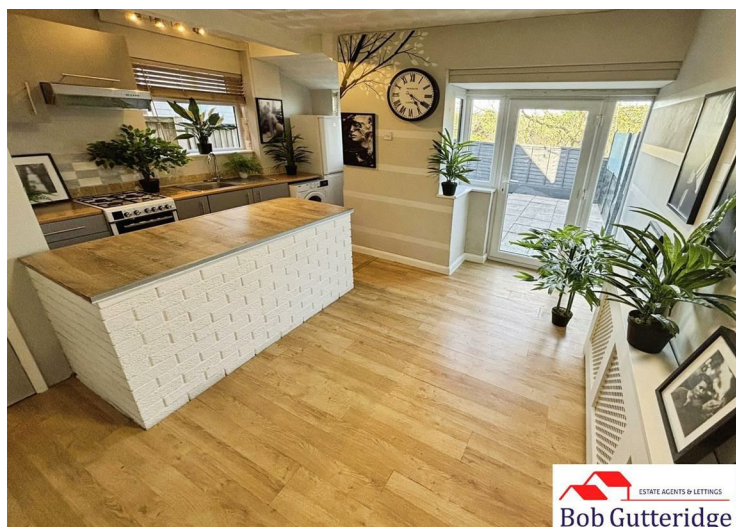
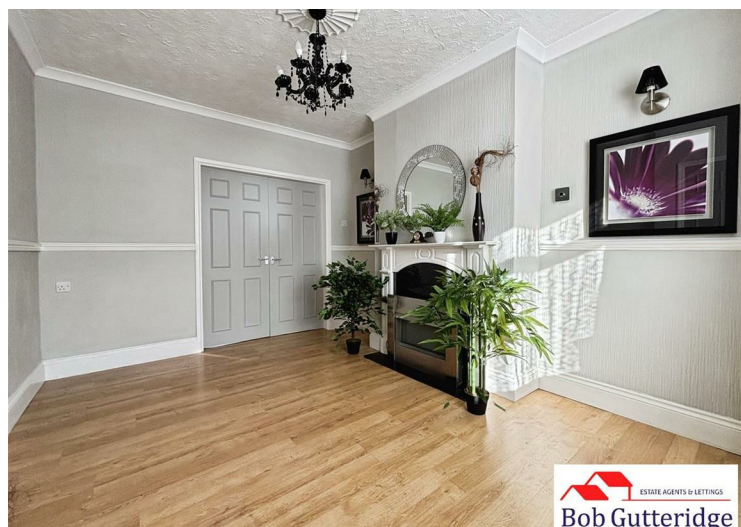


## 7 Vale View, Porthill, Newcastle, Staffs, ST5 0AF



**Freehold £145,000**



Bob Gutteridge Estate Agents are pleased to welcome to the market this traditional semi detached home 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 A500. 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, lounge, fitted kitchen/diner and to the first floor are two bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear.

### HALLWAY

With Upvc entrance door, panelled radiator and stairs to first floor.



### LIVING ROOM 4.45m x 3.07m (14'7" x 10'1")

With Upvc double glazed bay window to front, laminate flooring, panelled radiator, power points and feature fire surround.



**OPEN PLAN KITCHEN/DINER 4.14m x 3.53m (13'7" x 11'7")**

With Upvc double glazed windows to the side and rear aspects, Upvc double glazed patio doors to the rear garden, a lovely bright open plan space at the rear of the property, an excellent range of base and wall storage units providing ample domestic cupboard and drawer space, work surfaces, Island unit, inset single drainer stainless steel sink unit with mixer tap above, extractor, gas point plumbing for automatic washing machine, power points and under stairs store.



**FIRST FLOOR LANDING**

With Upvc double glazing to side aspect and laminate flooring.

**BEDROOM ONE 3.91m x 3.10m (12'10" x 10'2")**

With Upvc double glazing to front aspect, panelled radiator, laminate flooring and store housing gas central heating boiler.



**BEDROOM TWO 3.48m x 1.98m (11'5" x 6'6")**

With Upvc double glazing to rear aspect, panelled radiator, laminate flooring, built in wardrobe and power points.



**BATHROOM/WC 2.49m x 2.03m (8'2" x 6'8")**

With Upvc double glazing to rear aspect, an attractive modern suite comprising low level WC, wash hand basin and panelled bath with shower, rail and curtain, laminate flooring, panelled radiator, part ceramic tiling to walls, bathroom cabinet and store.



**EXTERNALLY**



**FORE GARDEN**

The property stands behind a walled forecourt having artificial turf and pebbled areas.



**REAR GARDEN**

Pleasant and enclosed rear garden enjoying a good degree of privacy, patio area 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**

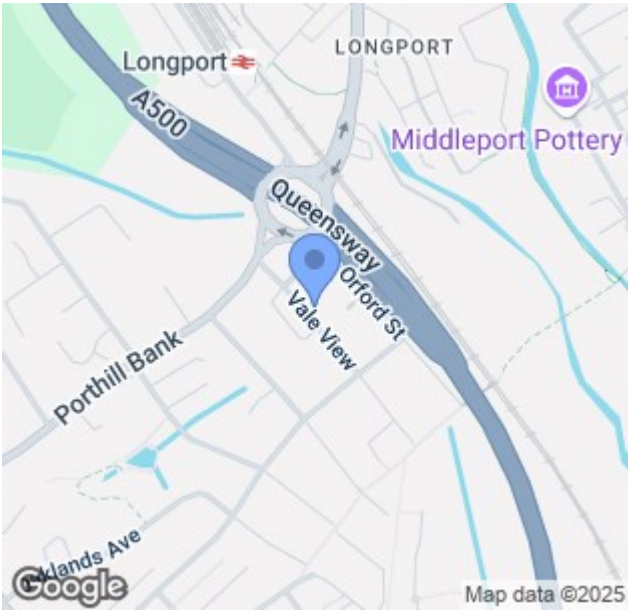
Main services of gas, electricity, water and drainage are connected.

**VIEWING**

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



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 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](https://www.propertybox.io)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 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

