

## 1 Loring Terrace South, Porthill, Newcastle, Staffs, ST5 8AF



**Freehold £155,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this recently modernised and updated end terraced home situated in the ever popular and convenient Porthill location which provides ease of access to both the A34 and A500 as well as being near to local shops, schools and amenities. The developers of this home have gone through it with a fine-tooth comb and the end result is something very desirable ! As you would expect 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 hall, bay fronted lounge, separate dining room, **NEW** fitted kitchen with integrated appliances, **NEW** luxury ground floor bathroom and to the first floor are three generous double bedrooms. Externally the property enjoys an enclosed rear yard with the advantage of off road parking for a vehicle. We are also delighted to confirm that this home is being sold with the advantage of No Vendor Chain !

### ENTRANCE HALL

With Upvc double glazed side access door, three lamp light fitting, cornicing to ceiling, smoke alarm, double panelled radiator, door to under stairs storage cupboard providing ample domestic shelving and storage space, stairs to first floor landing and door leads off to;

### BAY FRONTED LOUNGE 3.45m plus bay x 3.58m (11'4" plus bay x 11'9" )

With Upvc double glazed bay window to front with inset lead pattern and stained glass to skylights, original cornicing to ceiling, picture rail, five lamp light fitting, double panelled radiator and power points.



**DINING ROOM 3.48m x 3.86m (11'5" x 12'8" )**

With Upvc double glazed window to side, original cornicing to ceiling, decorative picture rail, battery/mains smoke alarm, five lamp light fitting, double panelled radiator, power points and access off to;





**NEW FITTED KITCHEN 3.99m x 2.54m (13'1" x 8'4" )**

With Upvc double glazed window to side, eight LED spotlight fittings, heat detector, a range of base and wall mounted modern grey storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in stainless steel sink unit with chrome mixer tap above, integrated fridge/freezer, plumbing for automatic washing machine, integrated dishwasher, double panelled radiator, modern grey laminate flooring, space for Range cooker with extractor hood above plus tile effect vinyl splashback tiling, door to built in boiler cupboard housing a Main Combi 30HE boiler providing ample domestic hot water and central heating systems and access off to;



**REAR LOBBY AREA**

With Upvc double glazed rear access door, enclosed light fitting, vinyl cushion flooring and access off to;

**NEW GROUND FLOOR BATHROOM 2.84m x 1.68m (9'4" x 5'6" )**

With Upvc double glazed frosted window to rear, six LED spotlight fittings, extractor fan, white suite comprising low level dual flush WC, pedestal sink unit, "P" shaped bath/shower unit with curved glazed shower screen with thermostatic direct flow shower, aqua boarding to splashback in marble effect, double panelled radiator and vinyl cushion flooring.



**FIRST FLOOR LANDING**

With Upvc double glazed window to side, original cornicing to ceiling, battery/mains smoke alarm, three lamp light fitting, LED light fitting, access to loft space and doors lead off to rooms including;



**BEDROOM ONE (FRONT) 3.58m x 3.48m (11'9" x 11'5" )**

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



**BEDROOM TWO 3.51m x 2.92m (11'6" x 9'7")**

With Upvc double glazed window to side, LED light fitting, double panelled radiator and power points.



**BEDROOM THREE 4.09m x 2.64m (13'5" x 8'8")**

With Upvc double glazed window to side, LED light fitting, double panelled radiator and power points.



**EXTERNALLY**



**ENCLOSED REAR YARD**

Bounded by garden brick walls along with concrete post and timber fencing, double metal gates providing vehicular access to the side of the property along with hardstanding for off road parking.



## **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.

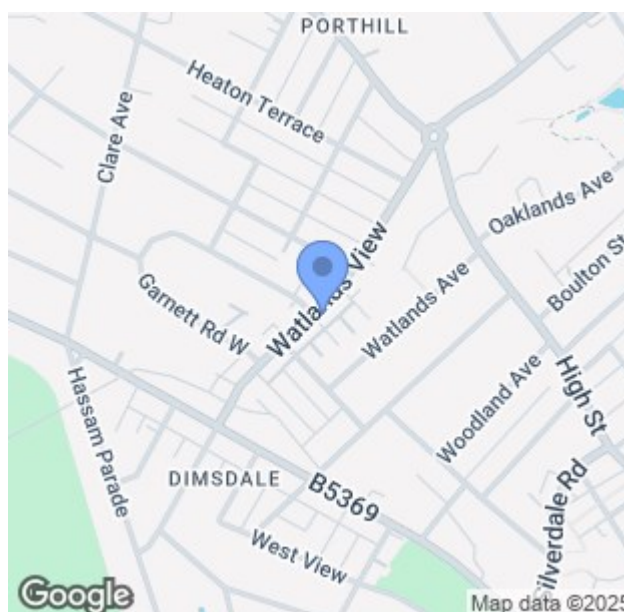
## **SERVICES**

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		82 B
69-80	C		
55-68	D	65 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

