

2 Watlands View, Porthill
Newcastle, Staffs ST5 8AA
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1, The Old Workshops Heath Street, Newcastle, Staffs, ST5 2BU



Freehold £255,000

Bob Gutteridge Estate Agents are ecstatic about bringing to the market this stunning newly built end town house situated in this convenient Newcastle Town Centre position to the market ! The developers of this home have left no stone unturned and the end results is something quite special ! As you would expect with a new build home efficiently is at the fore front of the developers mind as such this home is enhanced with Upvc double glazing along with electric air source heating which also includes underfloor heating to the ground floor. In brief this spacious and desirable home comprises of entrance hall, downstairs WC, built in store cupboard, stunning "L" shaped open plan fitted kitchen / lounge / diner with integrated appliances and to the first floor are two double bedrooms along with a first floor bathroom. To the second floor a principle bedroom and en-suite shower room can be located. Externally the frontages have been paved to allow for off road parking for two vehicles and to the rear a landscaped rear garden can be located. The location is perfect for access to local shops, schools and amenities as well as offering good road links to the A34. Viewing Of This Home Is A Must !

ENTRANCE HALL

With composite double glazed frosted front access door with inset lead pattern, three LED spotlight fittings, battery/mains smoke alarm, modern grey herringbone design vinyl flooring, power point, underfloor heating, stairs to first floor landing and doors to rooms including;



BUILT-IN STORE

With electricity consumer unit, herringbone design cushion flooring, power points, control unit for Heatmiser underfloor heating and ample domestic storage space.

DOWNSTAIRS WC 1.57m x 0.91m (5'2" x 3'0")

With spotlight fitting, extractor fan, a white suite comprising low level dual flush WC, vanity sink unit with Monoblock chrome mixer tap above, aqua boarding to splashback, modern chrome towel radiator and herringbone design vinyl cushion flooring.



**LUXURY "L" SHAPED OPEN PLAN FITTED KITCHEN / LOUNG 8.26m
reducing in lounge area to 3.23m x 5.08m red (27'1" reducing in
lounge area to 10'7" x 16'7" red)**

With Upvc double glazed window to front, Upvc double glazed Bi-fold doors to rear, two pendant light fittings, six spotlight fittings, battery/mains heat detector, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, Corian square edge work surface with built in Lamona four ring ceramic electric hob unit with oven beneath plus extractor hood above, built in bowl and a half sink unit with chrome mixer tap above, integrated fridge/freezer, integrated dishwasher, integrated automatic washing machine, breakfast bar, power points, Heatmiser thermostat and modern grey herringbone design vinyl cushion flooring.



FIRST FLOOR LANDING

With Upvc double glazed window to front, pendant light fitting, battery/mains smoke alarm, panelled radiator, power points and door to built in airing cupboard housing the hot water cylinder along with ample domestic drying and storage space. Stairs lead off to rooms including;

BEDROOM TWO (FRONT) 4.04m x 2.87m (13'3" x 9'5")

With Upvc double glazed window to front, pendant light fitting, panelled radiator and power points.



BEDROOM THREE (REAR) 4.14m x 2.87m (13'7" x 9'5")

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



FIRST FLOOR BATHROOM 2.11m x 2.31m (6'11" x 7'7")

With Upvc double glazed frosted window to rear, four spotlight fittings, extractor fan, a white suite comprising low level dual flush WC, pedestal sink unit with Monoblock chrome mixer tap above, panelled bath unit with Monoblock mixer tap and thermostatic direct flow shower above, ceramic splashback tiling and modern chrome towel radiator and modern grey herringbone design vinyl cushion flooring.



SECOND FLOOR LANDING

With pendant light fitting, battery/mains smoke alarm and access off to;



BEDROOM ONE 3.84m maximum x 5.03m (12'7" maximum x 16'6")

With double glazed skylight to rear, pendant light fitting, power points, double panelled radiator, TV aerial connection point and door to;



EN-SUITE SHOWER ROOM 1.73m x 1.98m (5'8" x 6'6")

With two LED spotlight fittings, extractor fan, a white suite comprising low level dual flush WC, pedestal sink unit with Monoblock chrome mixer tap above, walk in double shower enclosure with direct flow waterfall shower with separate hair attachment, ceramic splashback tiling and modern chrome towel radiator and herringbone design modern vinyl cushion flooring.



EXTERNALLY

FORE GARDEN

With concrete post and timber fencing to border, a brick paved driveway allows for off road parking for two vehicles.

REAR GARDEN

Bounded by timber post and timber fencing with paved Indian stone paved area providing patio and sitting space, lawn section.



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.

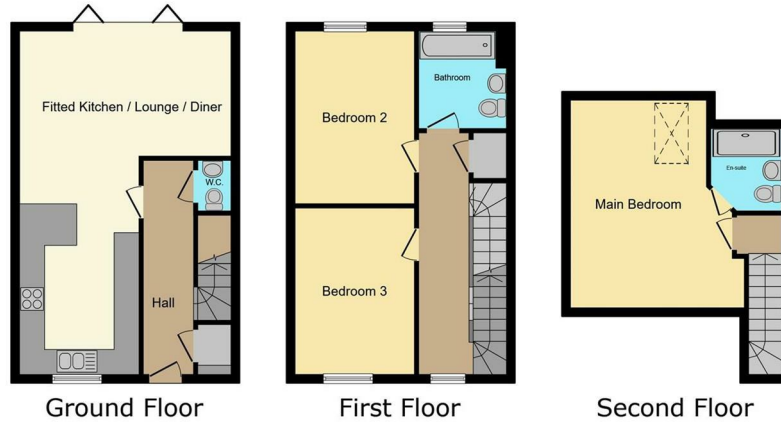
SERVICES

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.

1-3 The Old Workshops, Heath Street, ST5 2BU



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 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

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HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm



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