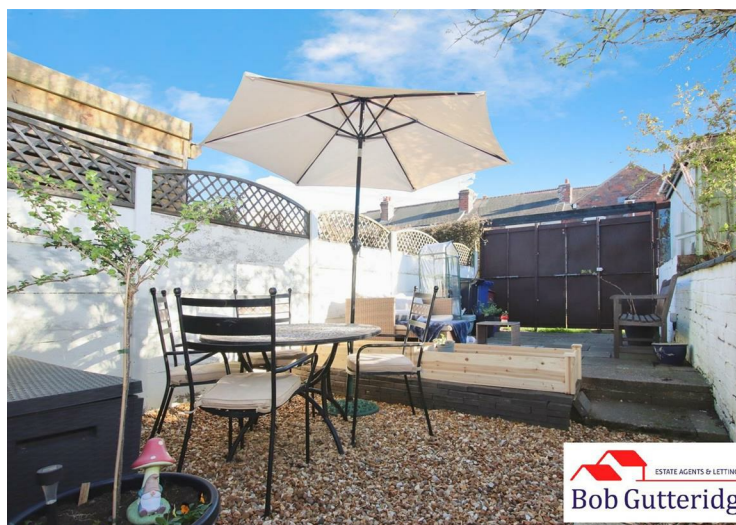


## 78 Sparrow Terrace, Porthill, Newcastle, Staffs, ST5 8PQ



**Freehold Offers in excess of £125,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this handsome Victorian fore-courted terraced home situated in this pleasant cul de sac position in Porthill which provides ease of access to local shops, schools and amenities as well as offering good road links to the A34 and A500. This charming home offers the modern day comforts of majority Upvc double glazing along with gas combi central heating. In brief the accommodation comprises of storm porch, bay fronted lounge, separate dining room, fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms along with access to a useable loft space. Externally the property enjoys a fore-court to frontage along with an enclosed rear yard offering scope for off road parking for a vehicle. This truly beautiful home should be viewed at a potential purchaser's earliest convenience !

### **STORM PORCH**

With Upvc double glazed frosted front access door with frosted double glazed panels to front and side aspects, wall light fitting and original glazed front access door with inset lead pattern and stained glass leads off to;



**BAY FRONTED SITTING ROOM 4.17m into bay x 3.48m (13'8" into bay x 11'5")**

With original sash glazed window to front with inset lead pattern and stained glass, pendant light fitting, two wall light fittings, dado rail, feature fireplace with built in living flame coal effect gas fire, built in meter cupboard, BT telephone point and Virgin media connection point (subject to usual transfer regulations), double panelled radiator, oak effect laminate flooring, power points and door leads off to;



**DINING ROOM 3.40m x 3.51m (11'2" x 11'6")**

With Upvc double glazed window to rear, artex to ceiling, coving, pendant light fitting, dado rail, smoke alarm, double panelled radiator, power points, oak effect laminate flooring, stairs to first floor landing, door to understairs store and access leads off to;



**FITTED KITCHEN 3.33m x 1.88m (10'11" x 6'2" )**

With Upvc double glazed window to side, artex to ceiling, six spotlight fittings, heat detector, a Baxi 800 combination boiler providing domestic hot water and central heating systems, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in wood block effect with built in circular stainless steel sink unit with chrome mixer tap above, plumbing for automatic washing machine, space for freestanding electric cooker with extractor hood above, space for fridge/freezer, vinyl cushion flooring, panelled radiator and power points.



**REAR LOBBY AREA**

With Upvc double glazed frosted side access door, pendant light fitting, vinyl cushion flooring, door to built in storage cupboard and access off to;

**GROUND FLOOR BATHROOM 1.63m x 1.91m (5'4" x 6'3")**

With Upvc double glazed frosted window to side, access to loft space, three lamp light fitting, extractor fan, a white suite comprising of low level WC, pedestal sink unit, panelled bath unit with mixer tap and shower attachment, ceramic splashback tiling, vinyl cushion flooring and modern vertical radiator.





**FIRST FLOOR LANDING**

With enclosed light fitting, smoke alarm, access to loft space and doors lead off to rooms including;



**BEDROOM ONE (REAR) 3.48m x 3.43m (11'5" x 11'3")**

With Upvc double glazed window to rear, pendant light fitting, two wall light fittings, panelled radiator, power points, door to built in wardrobe providing ample domestic hanging space and storage space etc.



**BEDROOM TWO 3.48m reducing to 3.07m x 2.49m (11'5" reducing to 10'1" x 8'2")**

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



**USABLE LOFT SPACE 3.25m x 4.34m (10'8" x 14'3")**

With double glazed Velux window to front, four spotlight fittings, smoke alarm, wall mounted electric heater, power points, access to eaves providing ample domestic storage space and TV aerial connection.

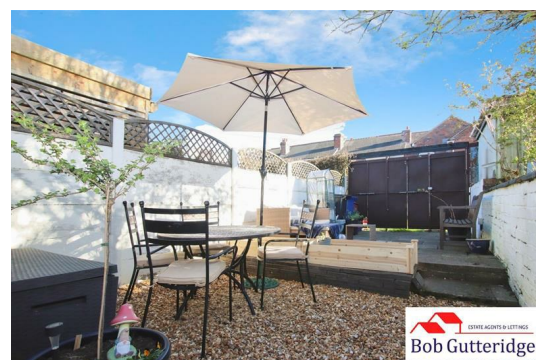
**FORE COURT**

Bounded by garden brick walls and metal gate providing pedestrian access to the front of the property, mature hedge to borders and paved pathway.



## ENCLOSED REAR YARD

Bounded by garden brick walls along with concrete post and concrete panels, with limestone chipping area providing ample domestic patio and sitting space, raised paved area offering a further sitting space or off road parking and a garden timber shed providing ample domestic external storage 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**

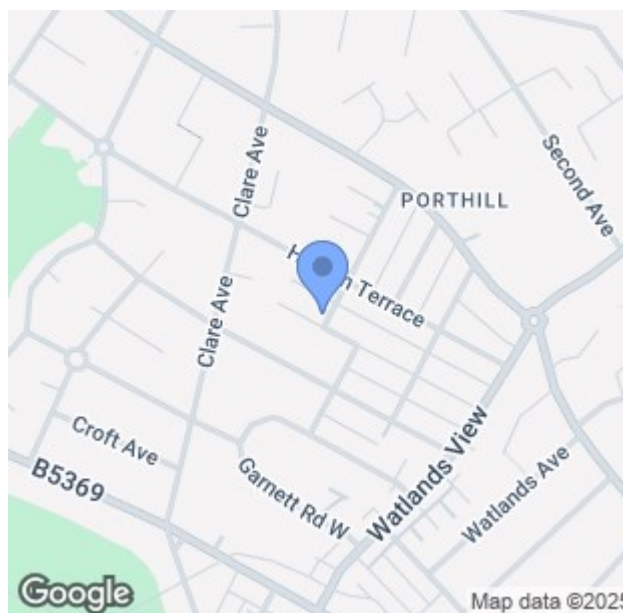
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

**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+	<b>A</b>		
81-91	<b>B</b>		85 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	67 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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

