

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



2 Ashcroft Place, Porthill, Newcastle, Staffs, ST5 8ER



Freehold Offers over £180,000

Bob Gutteridge Estate Agents are pleased to offer to the market this double bay fronted semi detached home situated in a pleasant and peaceful cul-de-sac 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 home is currently an un-finished project which allows prospective purchasers a blank canvas to create their own masterpiece. This home has recently undergone a complete re-wire along with some replastering to rooms where required. 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 storm porch, entrance hall, built in store, downstairs WC, open plan through lounge/dining room, fitted kitchen, conservatory and to the first floor are three bedrooms along with a first floor bathroom. This property offers gardens to both front and rear aspects along with off road parking and a detached brick garage. We can also confirm that this home is being sold with the advantage of No Vendor Upward Chain !

STORM PORCH

With Upvc double glazed front access door with double glazed units to side and skylight, ceramic tiled flooring, ceramic walled tiling and Upvc double glazed frosted front access door leads off to;

ENTRANCE HALL

With Upvc double glazed frosted panels to front and side aspects, two pendant light fittings, ceramic tiled flooring, panelled radiator, stairs to first floor landing and doors lead off to rooms including;



BUILT IN STORAGE 2.16m maximum x 1.42m maximum (7'1" maximum x 4'8" maximum)

With Upvc double glazed frosted window to front, Upvc double glazed window to side, a Worcester 24sdi combination boiler providing domestic hot water and central heating systems, pendant light fitting, gas meter, electricity consumer unit and door leads off to;

DOWNSTAIRS WC 1.42m x 0.76m (4'8" x 2'6")

With Upvc double glazed frosted window to side, a white low level WC, wall mounted sink unit with tap above, ceramic tiled flooring and ceramic walled tiling.

OPEN PLAN LOUNGE/DINING ROOM 8.81m x 3.18m (28'11" x 10'5")

With Upvc double glazed bay window to front and rear aspects, two pendant light fittings, coving to ceiling, two traditional style radiators and power points.



FITTED KITCHEN/BREAKFAST ROOM 4.93m x 1.85m (16'2" x 6'1")

With Upvc double glazed windows to side and rear aspects, two pendant light fittings, access to service-hatch, a range of base and wall mounted white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in four ring gas hob unit, Hotpoint fan assisted oven, built in stainless steel sink unit with mixer tap above, double panelled radiator, space and plumbing for slimline dishwasher, ceramic wall tiling, ceramic tiled flooring, power points and Upvc double glazed French doors lead off to;



UPVC DOUBLE GLAZED CONSERVATORY 2.16m x 2.82m (7'1" x 9'3")

With Upvc double glazed panels to side and front aspects, Upvc double glazed double patio doors to rear, two wall light fittings, panelled radiator, double panelled radiator and power points.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, pendant light fitting, access to loft space, doors lead off to rooms including;



BEDROOM ONE (FRONT) 4.47m into bay x 3.20m (14'8" into bay x 10'6")

With Upvc double glazed bay window to front, pendant light fitting, coving to ceiling, decorative dado rail, traditional style radiator and power points.



BEDROOM TWO (REAR) 3.84m x 3.20m (12'7" x 10'6")

With Upvc double glazed window to rear, pendant light fitting, coving to ceiling, traditional style radiator, power points and door to built in storage cupboard.



BEDROOM THREE 1.85m x 2.03m (6'1" x 6'8")

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



FIRST FLOOR BATHROOM 1.83m x 2.24m (6'0" x 7'4")

With Upvc double glazed frosted window to side, enclosed light fitting, ceramic half walled tiling, traditional style radiator, a white suite comprising low level WC, pedestal sink unit, panelled bath unit and stripped floorboards.



EXTERNALLY



FORE GARDEN

Bounded by garden block/brick walls with paved area to frontage providing ease of maintenance, mature shrubs, a concrete driveway provides off road parking along with access alongside the property.

ENCLOSED REAR GARDEN

Bounded by timber post and timber fencing along with garden block walls, paved area provides ample domestic patio and sitting space etc, greenhouse, shrubs and plants to borders and access to;



DETACHED BRICK GARAGE

With metal up-and-over door, part panelled/part glazed side access door, glazed window to side and ample domestic external storage space.

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 or 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 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		
69-80	C		80 C
55-68	D	61 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

