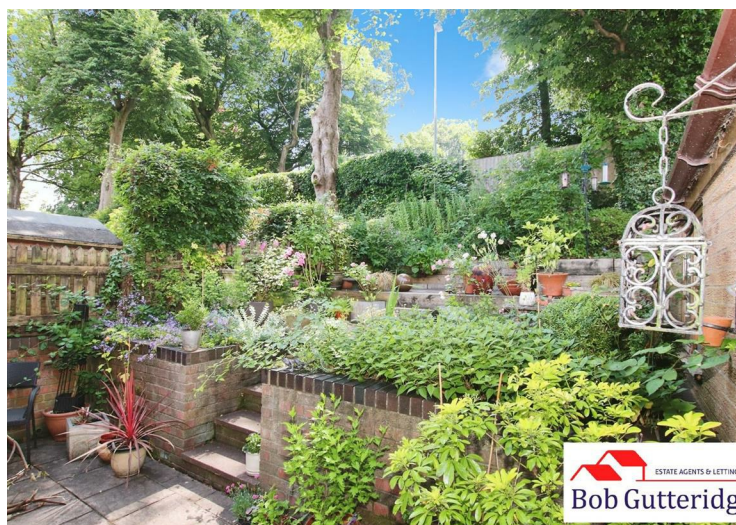


16 The Elms, Porthill, Newcastle, Staffs, ST5 8RP

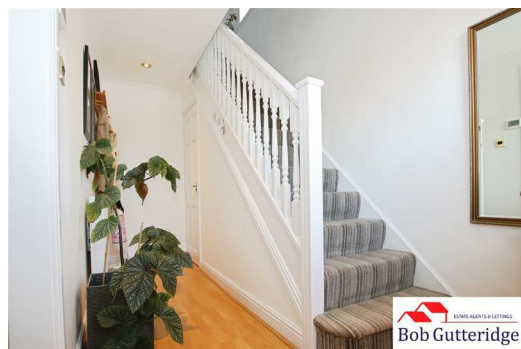


Freehold Offers in excess of £259,950

Bob Gutteridge Estate Agents are delighted to bring to the market this modern detached home situated in a leafy and popular cul de sac location in Porthill which provides good road links to both the A34 & A500. 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, downstairs WC, bay fronted lounge, modern open plan fitted kitchen / dining room and to the first floor are three bedrooms along with a first floor fully tiled bathroom. Externally this home offers off road parking along with a detached brick garage plus well stocked gardens to front and rear. Viewing Of This Home Is A Must !

ENTRANCE HALL

With composite double glazed front access door with inset lead pattern, frosted double glazed panel to front, coving to ceiling, four LED spotlight fittings, smoke alarm, electricity consumer unit, BT telephone point (Subject to usual transfer regulations), double panelled radiator, wood effect laminate flooring, stairs to first floor landing and doors to rooms including;



DOWNSTAIRS WC 1.63m x 0.71m (5'4" x 2'4")

With Upvc double glazed frosted window to side, LED spotlight fittings, a white suite comprising of low level dual flush WC, wall mounted sink unit with ceramic splashback tiling, panelled radiator and wood effect laminate flooring.



BAY FRONTED LOUNGE 4.09m + bay x 3.20m (13'5" + bay x 10'6")

With Upvc double glazed bay window to front, six LED spotlight fittings, feature fire surround with built in living flame coal effect gas fire, double panelled radiator, decorative dado rail, wood effect laminate flooring, power points and double doorway reveals;



OPEN PLAN FITTED KITCHEN / DINING ROOM 5.26m x 2.67m (17'3" x 8'9")

With Upvc double glazed frosted side access door, Upvc double glazed window to rear, Upvc double glazed sliding patio door to rear, nine LED spotlight fittings, a range of base and wall mounted beechwood effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in four ring brushed stainless steel gas hob unit with extractor hood above, built in fan assisted oven with grill above, ceramic half wall tiling, ceramic tiled flooring, integrated dishwasher, integrated fridge, modern double vertical radiator, decorative dado rail, wood effect laminate flooring to dining area and power points.



FIRST FLOOR LANDING

With Upvc double glazed window to side, coving to ceiling, pendant light fitting, smoke alarm and door to built in boiler cupboard housing a Worcester combination boiler providing the domestic hot water and central heating systems. Doors to rooms including;



BEDROOM ONE (FRONT) 3.86m x 3.23m (12'8" x 10'7")

With Upvc double glazed window to front, pendant light fitting, access to loft space, double panelled radiator, power points and built in double wardrobes providing ample domestic hanging space and storage space.



BEDROOM TWO (REAR) 3.00m x 2.72m + door recess (9'10" x 8'11" + door recess)

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



BEDROOM THREE 2.46m x 2.34m (8'1" x 7'8")

With Upvc double glazed window to rear, three lamp light fitting, panelled radiator and power points.



FIRST FLOOR BATHROOM 1.93m x 1.65m (6'4" x 5'5")

With Upvc double glazed frosted window to front, three lamp light fitting, fully tiled in high glazed white wall ceramics with decorative border tile, a white suite comprising of low level dual flush WC, pedestal sink unit with chrome mixer tap above, panelled bath unit with chrome mixer tap plus thermostatic direct flow shower, tile effect flooring and modern vertical chrome towel radiator.



EXTERNALLY

FORE GARDEN

With lawn section to frontage with mature shrubs, a tarmac driveway allows for off road parking to the front and side of the property plus metal gates provide access off to;



ENCLOSED REAR GARDEN

Bounded by timber/concrete post and timber fencing, a paved area allows for patio and sitting space, tiered up with garden brick retaining walls with plants to borders, two further paved areas offering a good degree of privacy and mature shrubs to borders.



DETACHED BRICK GARAGE

With up and over door, multi-glazed window to side and ample 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 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.

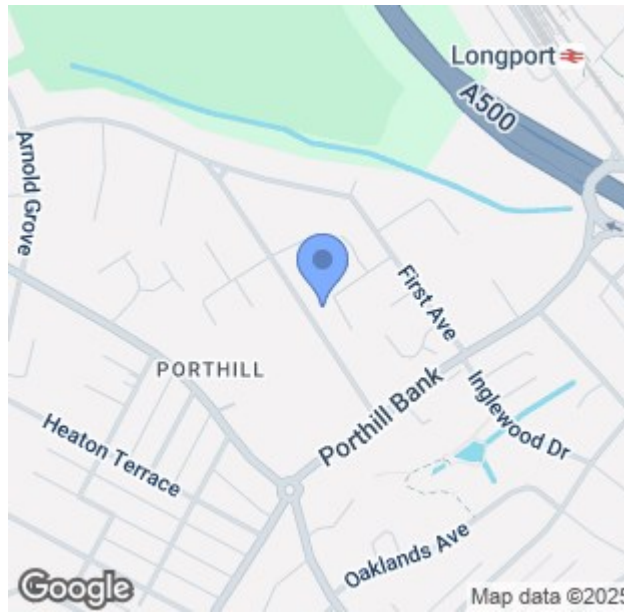


Ground Floor



First Floor

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		
55-68	D	66 D	74 C
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

