

## 9 The Beeches, Off First Avenue, Porthill, Newcastle, Staffs, ST5 8RX



**Freehold Offers in excess of £285,000**



Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented and up to date detached bungalow situated in this highly regarded and peaceful cul de sac in Porthill which provides good road links to Wolstanton village where local shops, schools and amenities can all be located as well as offering ease of access to the A500. As you would expect this home offers the modern day comfort of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, bay fronted lounge / diner, beautiful modern fitted kitchen, bathroom and three bedrooms. Externally the property is set on a generous plot which offers ample off road parking for several vehicles as well as boasting gardens to front and rear along with a detached brick garage. This Truly Beautiful and Up To Date Detached Home Should Be Viewed At A Potential Purchasers Earliest Convenience !

### ENTRANCE HALL

With composite double glazed frosted front access door with inset lead pattern, coving to ceiling, pendant light fitting, access to loft space, wall-mounted Hive thermostat, panelled radiator, door to built-in cupboard providing ample domestic storage space and doors to rooms including;



### FITTED KITCHEN 3.00m x 2.69m (9'10" x 8'10")

With Upvc double glazed bow window to front with inset Georgian pattern, Upvc side access door with inset Georgian pattern, pendant light fitting, a range of base and wall-mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, work surface with built-in resin sink unit with mixer tap above, built-in Zanussi four-ring ceramic gas hob unit with oven beneath plus extractor hood above, matching upstands, vinyl cushion flooring, integrated kickboard heater, space for fridge/freezer, plumbing for automatic washing machine and power points.



**LOUNGE / DINING ROOM 5.82m x 3.81m (19'1" x 12'6")**

With Upvc double multi-glazed bay window to front, coving to ceiling, two decorative ceiling roses, two pendant light fittings, feature fireplace with marble hearth and inset plus a modern built-in coal effect gas fire, two double panelled radiators, TV aerial connection point, BT telephone point (subject to usual transfer regulations) and power points.



**MODERN BATHROOM 2.97m maximum x 2.06m maximum (9'9" maximum x 6'9" maximum)**

With Upvc double glazed frosted window to side with inset Georgian pattern, four spotlight fittings, ceramic half wall tiling, a white suite comprising low-level WC, pedestal sink unit with chrome mixer tap above, built-in panel bath unit with Victorian-style mixer tap and separate hair attachment, modern chrome towel radiator, vinyl cushion flooring and door to built-in storage cupboard with ample shelving and storage space.



**BEDROOM ONE 3.43m x 3.00m (11'3" x 9'10")**

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



**BEDROOM TWO 3.43m x 2.62m (11'3" x 8'7")**

With double glazed patio doors to rear with inset Georgian pattern, coving to ceiling, pendant light fitting, panelled radiator and power points.



**BEDROOM THREE 2.46m x 2.01m (8'1" x 6'7")**

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



**EXTERNALLY**





**FORE GARDEN**

With mature conifers to border, lawm section with mature shrubs, a tarmac driveway provides ample off road parking and double timber gates provide vehicular access alongside the property to;



**ENCLOSED REAR GARDEN**

Bounded by garden brick walls along with concrete post and timber fencing, a paved area provides ample patio and sitting space, plum slate chipping providing ease of maintenance, rockery with mature shrubs to border and access to;



## BRICK GARAGE

With double timber access doors (currently boarded off internally), Upvc double glazed frosted side access door, Upvc double glazed window to side, electricity supply connected with lighting and power points. The garage is currently divided into two sections, one area is being used as a drying room and the second as a storage room.



## COUNCIL TAX

Band 'C' amount payable to Newcastle under Lyme Borough Council/City of Stoke On Trent 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.

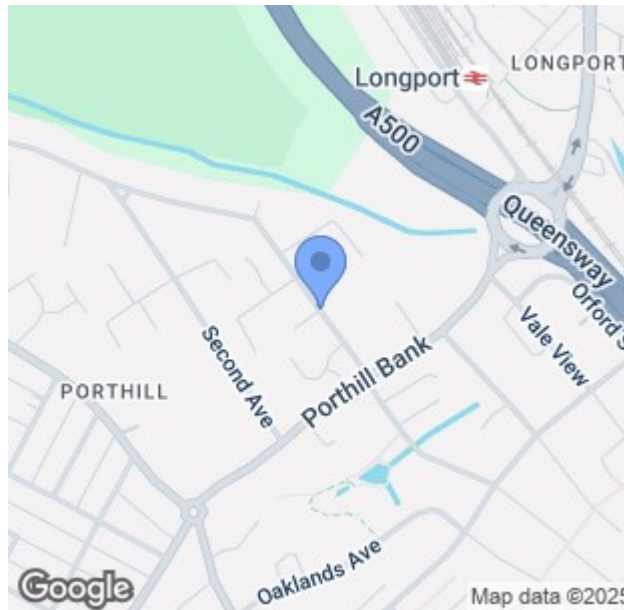
## VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



Floor Plan

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		83 B
69-80	C		
55-68	D	64 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

