

## 21 Sparrow Terrace, Porthill, Newcastle, Staffs, ST5 8PD



**Freehold £134,950**



Bob Gutteridge Estate Agents are delighted to bring to the market this desirable fore courted terraced home situated in this ever popular and convenient Porthill location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A34 & A500. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of bay fronted dining, lounge, fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers an enclosed rear yard along with a concrete sectional garage. Viewing Of This Desirable Home Is A Must !

### BAY FRONTED DINING ROOM

With Upvc double glazed bay window to front, timber glazed front access door with skylight above, pendant light fitting, two wall light fittings, coving to ceiling, panelled radiator, Openreach connection point (subject to usual transfer regulations), built in gas/electricity meter cupboards, feature fireplace with coal-effect electric fire, wood effect laminate flooring, power points and door leading off to:



### LOUNGE 3.76m x 3.45m maximum (12'4" x 11'4" maximum)

With Upvc double glazed window to rear, pendant light fitting, coving, panelled radiator, TV aerial connection point, understairs storage cupboard, stairs to first floor landing, power points and door leading off to;



**FITTED KITCHEN 3.68m x 1.88m (12'1" x 6'2")**

With Upvc double glazed window to side, four-lamp spotlight fitting, double panelled radiator, a range of base and wall-mounted soft grey storage cupboards providing ample domestic cupboard and drawer space, round-edge work surface with built-in stainless steel sink unit with mixer tap above, built in four ring stainless steel gas hob unit with electric oven beneath plus extractor hood above, power points, space for fridge/freezer, plumbing for automatic washing machine, ceramic tiled flooring and door leading off to;



**REAR LOBBY AREA 1.27m x 0.81m (4'2" x 2'8")**

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

**GROUND FLOOR BATHROOM 2.44m x 1.80m (8'0" x 5'11")**

With Upvc double glazed frosted window to side, pendant light fitting, double panelled radiator, wood-effect vinyl cushion flooring, a white suite comprising of low-level dual flush WC, vanity sink unit with chrome mixer tap above, panel bath unit with chrome mixer tap with shower attachment and ceramic splashback tiling.



**BEDROOM ONE (REAR) 3.81m x 3.45m maximum (12'6" x 11'4" maximum)**

With Upvc double glazed window to rear, pendant light fitting, access to loft space, panelled radiator, an Alpha gas combination boiler providing the domestic hot water and central heating systems access to storage cupboard and power points.



**BEDROOM TWO (FRONT) 3.71m x 3.40m maximum (12'2" x 11'2" maximum)**

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



**EXTERNALLY**



**ENCLOSED REAR YARD**

Bounded by garden brick walls and timber post and timber fencing, rear access provided by wooden gate, paved pathways, plum slate chipped patio area providing ample domestic patio and sitting space, outside lighting, cold water tap and access to;



**SECTIONAL GARAGE**

With up and over door along with 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.

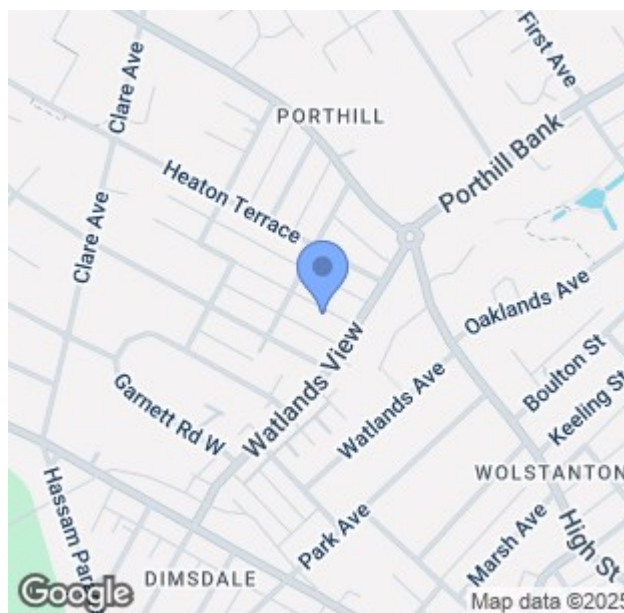
## **VIEWING**

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



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

**Bob Gutteridge**  
ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	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

