

## 44 Porthill Bank, Porthill, Newcastle, Staffordshire, ST5 0AA



**Freehold £249,950**

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented semi-detached 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 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, bay fronted lounge, spacious dining room, modern fitted kitchen, home office/study and to the first floor are three generous bedrooms along with a luxury first floor bathroom. Externally the property offers a large garden to rear along with off road parking. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

**ENTRANCE HALL 3.00m maximum x 2.92m maximum (9'10" maximum x 9'7" maximum)**

With Upvc front access door, pendant light fitting, double panelled radiator, wood laminate flooring, alarm system, new fitted carpet, power points, built-in meter cupboard housing the electricity consumer unit, stairs to first floor landing and door leading off to;



**LOUNGE 5.44m maximum x 3.73m (17'10" maximum x 12'3")**

With Upvc double glazed bay window to rear, two pendant light fittings, double panelled radiator, feature hearth with capped gas fitting, Virgin Media & BT Openreach internet connection points (subject to usual transfer regulations), TV aerial connection point and power points.



**DINING ROOM 4.06m x 3.63m maximum (13'4" x 11'11" maximum)**

With two Upvc double glazed windows to rear, pendant light fitting, double panelled radiator, wood laminate flooring, Virgin Media and BT Openreach internet connection points (subject to usual transfer regulations), power points, access to understairs storage cupboard and door leads off to;



**FITTED KITCHEN 3.63m x 1.96m (11'11" x 6'5")**

With Upvc double glazed window to rear, four-lamp light fitting, double panelled radiator, a range of base and wall-mounted kitchen storage cupboards providing ample domestic cupboard and drawer space, a square edge wood-effect worktop with built-in bowl and a half sink unit with integrated draining rack, mixer tap above and fitted Quooker hot water tap, custom made glazed splashback, built-in Belling gas oven with grill above, four-ring Belling gas hob with extractor hood above, built-in fridge, ceramic tiled flooring, power points and Upvc side access door.



**STUDY / HOME OFFICE 1.78m x 1.85m (5'10" x 6'1")**

With Upvc double glazed frosted window to side, pendant light fitting, double panelled radiator, water mains stop tap and power points.

**FIRST FLOOR LANDING 4.22m x 0.91m (13'10" x 3'0")**

With pendant light fitting, four spotlight fittings, loft access, new fitted carpet, power points and doors leading off to;



**BEDROOM ONE (REAR) 3.76m x 3.61m (12'4" x 11'10")**

With Upvc double glazed window to rear, seven spotlight fittings, new fitted carpet, double panelled radiator, TV aerial connection point and power points.



**BEDROOM TWO (FRONT) 5.03m maximum x 2.95m (16'6" maximum x 9'8")**

With Upvc double glazed window to front, pendant light fitting, double panelled radiator, new fitted carpet, power points and storage cupboard providing ample domestic storage space.



**BEDROOM THREE (REAR) 4.09m x 2.64m maximum (13'5" x 8'8" maximum)**

With Upvc double glazed windows to rear, pendant light fitting, double panelled radiator, TV aerial connection point, new fitted carpet, power points, and fitted wardrobes providing ample domestic storage space.



**LUXURY FOUR PIECE BATHROOM 1.93m x 3.66m (6'4" x 12'0")**

With Upvc double glazed windows to rear and side aspects, five spotlight fittings, loft access, extractor fan and a four-piece suite comprising low-level dual flush W.C., vanity sink unit with mixer tap above, panel bath unit with mixer tap above, glazed shower cubicle with Triton T80 electric shower, ceramic splashback tiling, and vinyl cushion flooring.



**EXTERNALLY**

## ENCLOSED REAR GARDEN

Bounded by garden brick wall and concrete post & timber fencing, access to meter cupboard housing gas meter, a generous lawn surrounded by mature shrubbery, timber decking, cobbled paving and patio area providing ample domestic patio and sitting space. A stone chipped driveway providing parking for up to three vehicles, timber gate and metal gates providing vehicle access.



## EXTERNAL STORE ROOM 3.23m x 1.47m (10'7" x 4'10")

With multi-glazed windows to the front, timber access door, connected power supply and ample domestic external storage space.



## SECOND EXTERNAL STORE ROOM 2.46m x 1.47m (8'1" x 4'10")

With multi-glazed windows to the front, timber access door, power points and ample domestic external storage space.

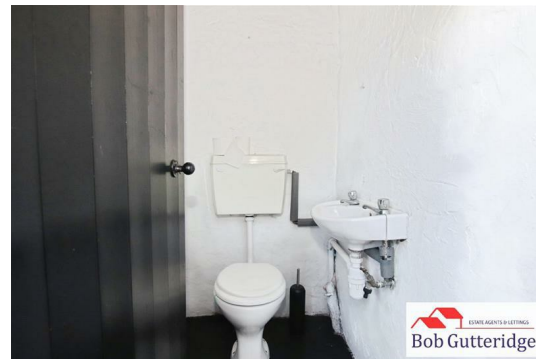
## UTILITY ROOM 1.30m x 1.37m (4'3" x 4'6")

With plumbing and electricity connected for an automatic washing machine and stacked tumble dryer.



## EXTERNAL WC

With timber access door, a white suite comprising of low level WC, wall mounted sink unit and vinyl cushion flooring.



## 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.

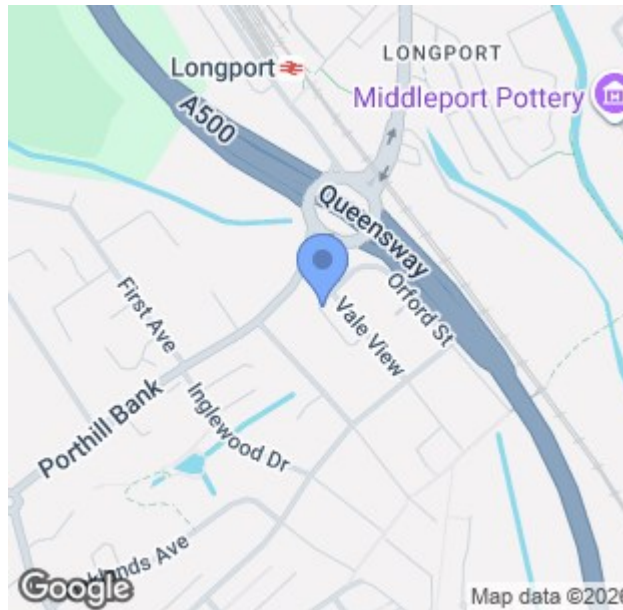
## VIEWING

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 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



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