

2 Watlands View, Porthill
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7 Doulton Drive, Porthill, Newcastle, Staffs, ST5 8SE

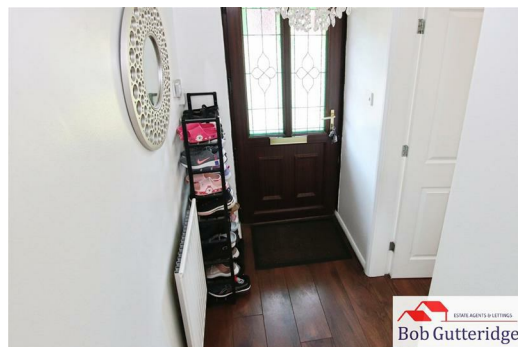


Freehold Offers in excess of £290,000

Bob Gutteridge Estate Agents are delighted to bring to the market this double storey extended detached home situated in this ever popular and convenient Porthill location which provides ease of access to the A34 & A500 as well as being near to local shops, schools and amenities. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, lounge, full width fitted kitchen / dining room, utility area, half brick & Upvc double glazed conservatory and to the first floor are five bedrooms along with a fully tiled first floor bathroom. Externally the property offers gardens to front and rear along with off road parking plus access to an integral garage. We can also confirm that from March 2026 this property will be sold with the advantage of NO VENDOR UPWARD CHAIN ! Viewing Advised !

ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern and stained glass, panelled radiator, pendant light fitting, electricity consumer unit, oak effect laminate flooring, Hive thermostat, power point, stairs to first floor landing and door leads off to;



LOUNGE 4.11m x 3.53m (13'6" x 11'7")

With Upvc double glazed bow window to front, pendant light fitting, coving to ceiling, a feature fireplace with inset coal effect electric fire, oak effect laminate flooring, double panelled radiator, power points, TV aerial connection point, BT telephone point (Subject to usual transfer regulations), power points, door to understairs storage cupboard and access leads off to;



FULL WIDTH FITTED KITCHEN / DINING ROOM 7.04m x 2.90m

maximum (23'1" x 9'6" maximum)

With aluminium double glazed sliding patio door to rear, two Upvc double glazed windows to rear, eighteen LED spotlight fittings, a range of base and wall mounted beechwood effect storage cupboards providing ample domestic cupboard and drawer space, square edge granite effect work surfaces with built in bowl and half resin sink unit with chrome mixer tap above, built in Cata ceramic five ring gas hob unit with extractor hood above, ceramic splashback tiling, built in Indesit fan assisted oven with grill above, space for fridge/freezer, integrated dishwasher, oak effect laminate flooring, power points, panelled radiator and access leads off to;



HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 3.40m x 3.23m (11'2" x 10'7")

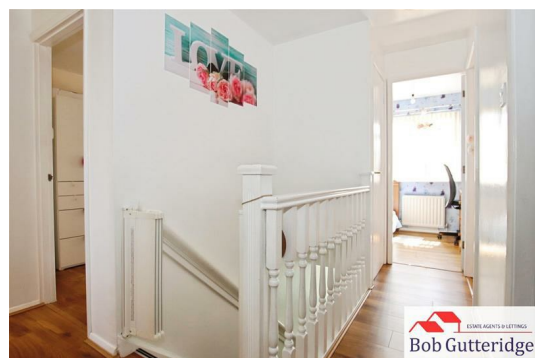
With Upvc double glazed panels to side and rear aspects with inset stained glass and lead pattern to skylights, Upvc double glazed patio doors to side, three lamp light fitting with fan assist, oak effect laminate flooring and power points.

UTILITY ROOM

With plumbing for automatic washing machine, space for condenser dryer, round edge work surface, storage space and access leads off to;

FIRST FLOOR LANDING

With pendant light fitting, oak effect laminate flooring, door to built in airing cupboard housing the hot water cylinder and doors to rooms including;



BEDROOM ONE (REAR) 3.86m x 2.74m (12'8" x 9'0")

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



BEDROOM TWO (FRONT) 4.37m x 2.18m (14'4" x 7'2")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, oak effect laminate flooring, power points and a built in WC/cloakroom.



BEDROOM THREE (FRONT) 3.23m x 2.21m + door recess (10'7" x 7'3" + door recess)

With Upvc double glazed window to front, pendant light fitting, panelled radiator, Virgin Media connection point (Subject to usual transfer regulations), oak effect laminate flooring and power points.



BEDROOM FOUR (FRONT) 1.96m x 2.24m (6'5" x 7'4")

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



BEDROOM FIVE (REAR) 1.83m x 1.70m (6'0" x 5'7")

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



FIRST FLOOR BATHROOM 1.75m x 2.16m (5'9" x 7'1")

With Upvc double glazed frosted window to rear, aqua boarding to ceiling, five LED spotlight fittings, a white built in suite comprising of built in WC, vanity sink unit with chrome mixer tap above, "P" shaped bath/shower unit with monobloc chrome mixer tap with hair attachment plus Mira sport electric shower, ceramic splashback tiling with inset mosaic feature tiles, wood effect and a modern chrome towel radiator.



EXTERNALLY

FORE GARDEN

With lawn section to frontage with mature shrubs, a double tarmac driveway provides off road parking and a timber gate provides access alongside the property to;

ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, a paved area provides patio and sitting space, lawn section with mature shrubs and plants to borders, external lighting, external cold water supply and access to a garden store providing ample domestic external storage space.



INTEGRAL GARAGE 3.20m x 2.24m (10'6" x 7'4")

With up and over door, Upvc double glazed frosted window to side, a Worcester Greenstar boiler providing the domestic hot water and central heating systems, power points and ample storage space.

COUNCIL TAX

Band 'D' 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		83 B
69-80	C		
55-68	D	66 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

