

39 Inglewood Drive, Porthill, Newcastle-under-Lyme, Staffordshire, ST5 0DT



Freehold £159,950

Bob Gutteridge Estate Agents are pleased to bring to market this beautifully presented and up to date semi detached home situated in this ever popular and convenient Porthill location, which provides ease of access to the village of Wolstanton where local shops, schools and amenities can all be located 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 lobby, lounge, fitted kitchen / diner and to the first floor are two bedrooms along with a modern first floor bathroom. Externally the property offers gardens to front and rear. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN ! Viewing Advised !

ENTRANCE LOBBY 1.17m x 1.17m (3'10" x 3'10")

With Upvc double glazed frosted front access door, three-lamp spotlight fitting, double panelled radiator, wood laminate flooring, stairs to the first floor and door leading off to;



BAY FRONTED LOUNGE 3.68m maximum x 4.32m (12'1" maximum x 14'2")

With Upvc double glazed bay window to front, pendant light fitting, two spotlight fittings, single panelled radiator, wood effect laminate flooring, power points, Virgin Media internet connection point subject to usual transfer regulations, feature electric fire, access to understairs storage cupboard housing a Worcester gas combination boiler providing the domestic hot water and central heating systems, gas / electricity meter, electricity consumer unit and door leading off to;



FITTED KITCHEN / DINER 4.72m x 2.64m maximum (15'6" x 8'8" maximum)

With Upvc double glazed frosted rear access door, Upvc double glazed window to rear, Upvc double glazed frosted window to side, two pendant light fittings, single panelled radiator, ceramic tiled flooring, a range of base and wall mounted soft grey storage cupboards providing ample cupboard and drawer space, marble-effect round-edge worktop with built-in stainless steel sink unit with mixer tap above, built-in Lamona four-ring hob unit with extractor hood above, built-in electric fan assisted oven with grill, space for fridge/freezer, plumbing for automatic washing machine, space for condenser dryer and power points.



FIRST FLOOR LANDING 1.83m x 1.19m (6'0" x 3'11")

With Upvc double glazed window to side, three-lamp light fitting, access to loft space, thermostat and doors leading off to rooms including;



BEDROOM ONE (FRONT) 4.72m maximum x 3.28m (15'6" maximum x 10'9")

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



BEDROOM TWO (REAR) 3.35m x 2.82m (11'0" x 9'3")

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



FIRST FLOOR BATHROOM 1.83m x 1.93m (6'0" x 6'4")

With Upvc double glazed frosted window to rear, pendant light fitting, single panelled radiator, ceramic tiled flooring, a white suite comprising low-level dual-flush WC, vanity sink unit with mixer tap above, panelled bath unit with mixer tap plus thermostatic direct-flow rainforest shower above and white ceramic splashback tiling.



EXTERNALLY

FORE GARDEN

Bounded by garden brick wall, with a flagged pathway tiering down to the front of the property and a timber gate providing access to;

ENCLOSED REAR GARDEN

Bounded by concrete/timber posts and timber fencing along with garden brick walls, a flagged area provides ample domestic patio and sitting space and tiered down with mature shrubs and plants to borders.



COUNCIL TAX

Band 'B' 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

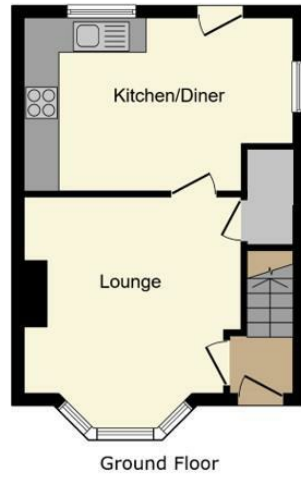
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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		86 B
69-80	C	70 C	
55-68	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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