

55 Watlands View, Porthill, Newcastle, Staffs, ST5 8AB



Freehold £99,950

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional Victorian terraced home situated in this highly regarded and convenient Porthill location which provides ease of access to the A34 and the A500, along with being well placed for local shops, schools and amenities. This property offers the modern day comforts of Upvc double glazing along with gas combination central heating and in brief the accommodation comprises of sitting room, lounge, kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally this property enjoys an enclosed rear garden. We can also confirm that this property is being sold with the advantage of No Vendor Chain!

SITTING ROOM 3.38m x 3.35m (11'1" x 11'0")

With part panelled/part glazed front access door with glazed skylight above, Upvc double glazed window to front, pendant light fitting, two wall light fittings, built in gas and electricity meter cupboards, double panelled radiator, power points and frosted glazed door provides access off to;



LOUNGE 3.76m x 3.33m (12'4" x 10'11")

With Upvc double glazed window to rear, pendant light fitting, two wall light fittings, ceramic tiled hearth and inset with electric fire, double panelled radiator, single panelled radiator, power points, door to under stairs storage cupboard, door to first floor landing and frosted glazed door provides access off to;



FITTED KITCHEN 4.55m x 1.70m (14'11" x 5'7")

With glazed window to side, fluorescent tube light fitting, a range of base mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with mixer tap above, space for free standing electric cooker, space for fridge/freezer, double panelled radiator, power points, ceramic half wall tiling and a Worcester combination boiler providing the domestic hot water and central heating systems. Door leads off to;



REAR LOBBY AREA

With part panelled/part frosted side access door, pendant light fitting, door to built in airing cupboard housing a copper hot water cylinder and access to;

GROUND FLOOR BATHROOM 1.88m x 1.60m (6'2" x 5'3")

With Upvc double glazed frosted window to side, access to loft space, a coloured suite comprising of low level WC, pedestal sink unit and panelled bath unit with chrome mixer tap above, vinyl cushion flooring, panelled radiator.



FIRST FLOOR LANDING

With wall light fitting, smoke alarm and door to rooms including;



BEDROOM ONE (FRONT) 3.38m x 3.38m (11'1" x 11'1")

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



BEDROOM TWO 3.78m x 3.35m (12'5" x 11'0")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points and doors to built in storage cupboards.



EXTERNALLY

REAR YARD

Bounded by garden brick/block walls with timber gate providing pedestrian access to the rear of the property, paved pathways with stone chipping to borders and mature shrubs, artificial grassed area with plants to borders.



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

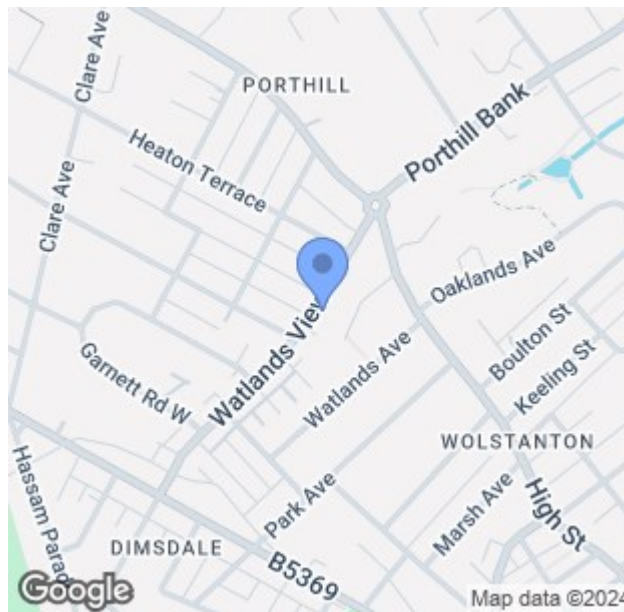
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	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

