

32 Loring Road, Porthill, Newcastle, Staffs, ST5 8EF



Freehold Offers over £185,000

Bob Gutteridge Estate Agents are pleased to offer to the market this detached bungalow 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. This home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, fitted kitchen, lounge / dining room, shower room and two bedrooms. Externally the property offers gardens to front and rear along with off road parking and a detached brick garage. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

ENTRANCE HALL

With Upvc double glazed front access door with inset lead pattern and stained glass, Upvc double glazed panel to side, pendant light fitting, ceramic tiled flooring, panelled radiator, built in store and doors to rooms including;



FITTED KITCHEN 3.53m x 2.36m (11'7" x 7'9")

With Upvc double glazed window to side, Upvc double glazed side access door, a range of base and wall mounted solid wood 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 electric hob unit with extractor hood above, built in double oven, space for under counter fridge, plumbing for automatic washing machine, ceramic tiled flooring, ceramic splashback tiling, door to built in store and power points.



LOUNGE / DINING ROOM 5.79m x 3.25m (19'0" x 10'8")

With Upvc double glazed window to front, pendant light fitting, coving to ceiling, feature fireplace with built in gas fire, TV aerial connection, BT telephone point (Subject to usual transfer regulations), panelled radiator and power points.



INNER HALLWAY

With access to loft space housing a Baxi combination boiler providing the domestic hot water and central heating systems. Doors to rooms including;

BEDROOM ONE 3.99m x 3.00m (13'1" x 9'10")

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



BEDROOM TWO 2.97m x 2.69m (9'9" x 8'10")

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



SHOWER ROOM 1.78m x 1.65m (5'10" x 5'5")

With Upvc double glazed frosted window to side, fully tiled in wall ceramics with decorative border tile, panelled radiator, a white suite comprising of low level WC, pedestal sink unit and corner glazed shower cubicle.



EXTERNALLY

FORE GARDEN

A tiered front garden having various plants shrubs and flowers to borders, small ornamental pond, steps to front entrance door, a driveway providing parking, paved side area and external cold water supply.

REAR GARDEN

Bounded by garden brick walls along with timber fencing, a paved area provides ample patio and sitting space, raised beds with mature shrubs, garden brick store and access off to;



DETACHED GARAGE 5.23m x 4.37m (17'2" x 14'4")

With electric door, Upvc double glazed window to side, Upvc double glazed side access door and ample domestic external storage space. Access to the garage is entered from the rear of the property.

COUNCIL TAX

Band 'C' 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.

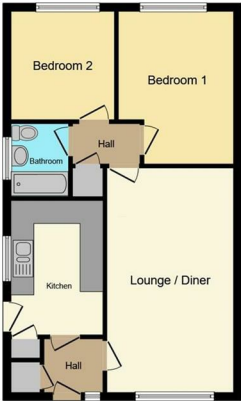
SERVICES

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.

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Floor Plan

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 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

