

9 Jasper Close, Porthill, Newcastle, Staffs, ST5 8SF



Freehold Offers in excess of £255,000

Bob Gutteridge Estate Agents are pleased to offer to the market this spacious modern day detached home situated in a pleasant cul de sac location in Porthill which provides ease of access to local shops, schools and amenities as well as offering good road links to both the A34 & A500. 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, downstairs WC, full width lounge / diner, fitted kitchen/breakfast room, utility room, home office/sitting room and to the first floor are four bedrooms along with a first floor bathroom and en-suite shower room. Externally the property offers gardens to front and rear along with off road parking for two vehicles. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

ENTRANCE HALL

With Upvc double glazed frosted side access door, pendant light fitting, panelled radiator, stairs to first floor landing and doors to rooms including;



DOWNSTAIRS WC 1.91m x 1.30m maximum (6'3" x 4'3" maximum)

With enclosed light fitting, extractor fan, ceramic tiled flooring, four double coat hooks, a coloured suite comprising of low level WC, wall mounted sink unit, ceramic splashback tiling and panelled radiator.



FULL WIDTH LOUNGE / DINING ROOM 6.30m x 3.43m reducing to 3.10m (20'8" x 11'3" reducing to 10'2")

With Upvc double glazed window to rear, Upvc double glazed sliding patio door to rear, two pendant light fittings, BT & Virgin Media connection points (Subject to usual transfer regulations) two panelled radiators, vinyl cushion flooring and power points.



FITTED KITCHEN / BREAKFAST ROOM 2.87m x 2.82m reducing to 2.41m (9'5" x 9'3" reducing to 7'11")

with Upvc double glazed window to front, three lamp light fitting, base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in Hotpoint four ring gas hob unit with Logik electric oven beneath plus extractor hood above, ceramic splashback tiling, built in bowl and a half stainless steel sink unit with chrome mixer tap above, plumbing for automatic washing machine, space for fridge/freezer, panelled radiator, power points, electricity consumer unit and access off to;



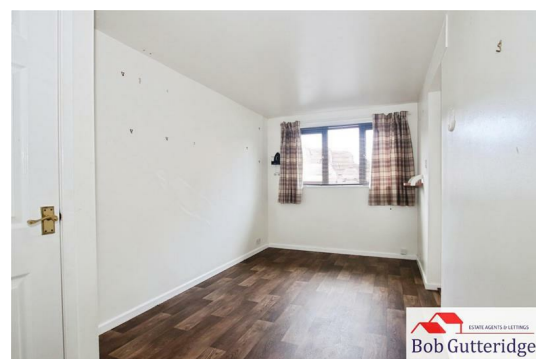
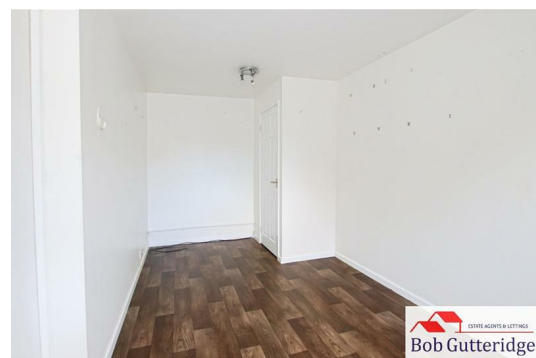
UTILITY ROOM 1.14m x 2.16m reducing to 1.52m (3'9" x 7'1" reducing to 5'0")

With Upvc double glazed window to front, three lamp light fitting, base mounted storage cupboard, round edge work surface with built in stainless steel sink unit, space for condenser dryer, ceramic tiled flooring, power points and access off to;



HOME OFFICE / SITTING ROOM 4.93m x 2.39m maximum (16'2" x 7'10" maximum)

With Upvc double glazed window to front, three lamp light fitting, vinyl cushion flooring, BT telephone point, power points and door to a built in boiler cupboard housing a Glow Worm Betacom 24 C gas combination boiler providing domestic hot water and central heating systems.



FIRST FLOOR LANDING

With Upvc double glazed window to side, pendant light fitting, access to loft space, power point, door to built in storage cupboard and doors lead off to rooms including;

BEDROOM ONE (REAR)

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, vinyl cushion flooring, TV aerial lead, power points and door leads off to;



EN-SUITE SHOWER ROOM 1.68m x 1.45m (5'6" x 4'9")

With enclosed light fitting, extractor fan, a white suite comprising of low level dual flush WC, vanity corner sink unit with monobloc chrome mixer tap above, corner glazed shower cubicle with Triton T80 electric shower, modern chrome towel radiator, ceramic wall tiling with decorative border tile and ceramic tiled flooring.



BEDROOM TWO (FRONT) 2.77m+door recess x 2.59m (9'1"+door recess x 8'6")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, vinyl cushion flooring, TV aerial lead and power points.



BEDROOM THREE (REAR) 3.15m x 2.64m (10'4" x 8'8")

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



BEDROOM FOUR (FRONT) 2.90m x 2.11m (9'6" x 6'11")

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



FIRST FLOOR BATHROOM 2.90m x 1.40m (9'6" x 4'7")

With Upvc frosted double glazed window to front, enclosed light fitting, ceramic half wall tiling, vinyl cushion flooring, panelled radiator and a peach suite comprising of low level WC, pedestal sink unit and panelled bath unit.



EXTERNALLY

FORE GARDEN

With a lawn section to frontage along with a tarmac driveway providing off road parking and a paved pathway leads alongside the property to;

REAR GARDEN

Bounded by concrete post and timber fencing, a paved area provides patio and sitting space and a lawn section with railway sleepers to borders with mature shrubs.



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.

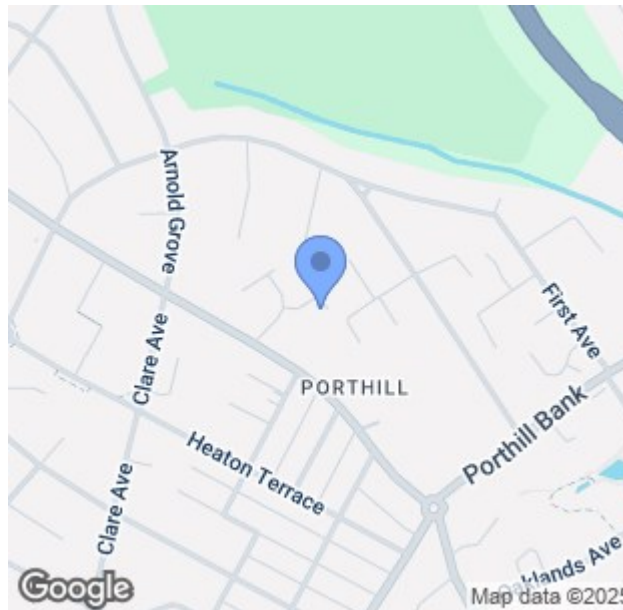
VIEWING

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 | | |
| 69-80 | C | 70 C | 77 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 |

