

## 17 Garnett Road East, Porthill, Newcastle, Staffordshire, ST5 8AP



**Freehold Offers in excess of £99,950**



Bob Gutteridge Estate Agents are pleased to offer to the market this traditional terraced home situated in a cul de sac location in Porthill which provides ease of access to local shops, schools and amenities as well as providing 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 through lounge/diner, fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms along with access to a usable loft space. Externally the property enjoys an enclosed rear yard. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

### THROUGH LOUNGE / DINING ROOM 7.59m x 3.33m (24'11" x 10'11")

With Upvc front access door, Upvc double glazed French doors to rear, Upvc double glazed window to front, two pendant light fittings, two panelled radiators, feature fireplace with pebble effect electric fire, Virgin Media connection point (subject to usual transfer regulations), built-in gas/electricity meter cupboards, TV aerial connection point, power points, stairs to first floor landing and door leading off to;



**FITTED KITCHEN 2.11m x 3.00m (6'11" x 9'10")**

With Upvc double glazed side access door, Upvc double glazed window to side, fluorescent tube light fitting, coving to ceiling, double panelled radiator, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, square-edge wood effect work surface with built-in stainless steel sink unit with mixer tap above, Lamona fan assisted oven, Lamona four ring gas hob unit with extractor hood above, space for fridge/freezer, space for automatic washing machine, power points, ceramic tiled flooring and door leading off to;



**GROUND FLOOR BATHROOM 2.44m x 1.55m (8'0" x 5'1")**

With Upvc double glazed frosted window to side, pendant light fitting, panelled radiator, a white suite comprising low level WC, pedestal sink unit, panel bath unit with mixer tap plus shower attachment, ceramic wall tiling, vinyl cushion flooring, door to built in storage cupboard housing a Worcester gas combination boiler providing the domestic hot water and central heating systems.



**FIRST FLOOR LANDING**

With pendant light fitting, smoke alarm, panelled radiator and doors leading off to rooms including;

**BEDROOM ONE (REAR) 3.38m maximum x 3.45m (11'1" maximum x 11'4")**

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, power points and a built-in storage cupboard providing ample domestic storage space.



**BEDROOM TWO (FRONT) 3.35m maximum x 3.05m (11'0" maximum x 10'0")**

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



**USABLE LOFT SPACE 2.77m x 2.44m + eaves storage (9'1" x 8'0" + eaves storage)**

With fluorescent light, Velux window, power points and TV aerial point.

**EXTERNALLY**

## ENCLOSED REAR YARD

Bounded by garden brick / block walls with a timber gate providing pedestrian access to the rear of the property, flagged area providing ample domestic patio and sitting space and an artificial grassed area.



## 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.

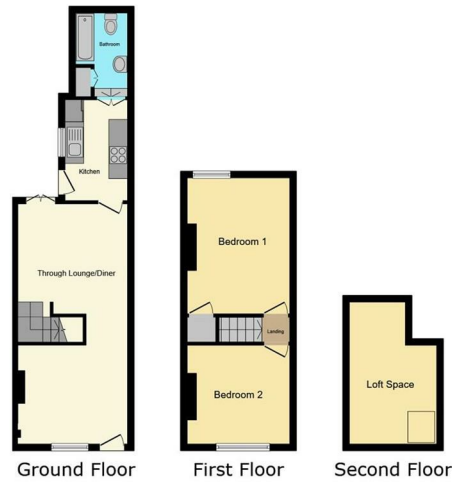
## SERVICES

Main services of gas, electricity, water and drainage are connected.

## VIEWING

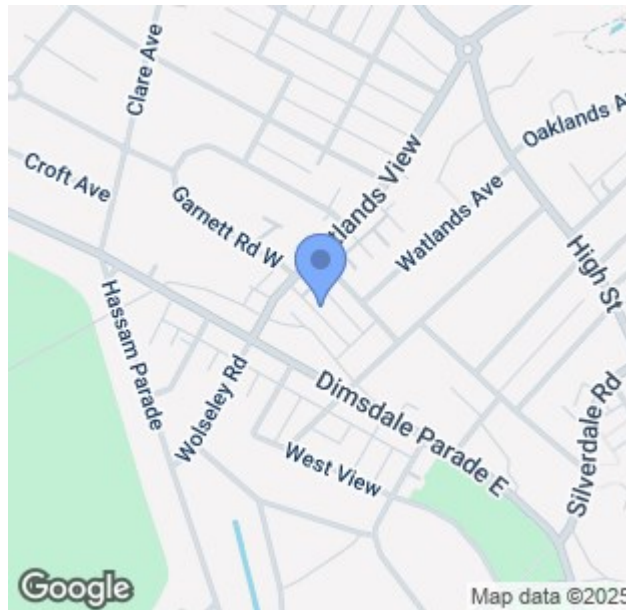
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.





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		82 B
69-80	C		
55-68	D	65 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

