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ESTATE AGENTS & LETTINGS
Bob Gutteridge

11 Inglewood Grove, Porthill, Newcastle, Staffs, ST5 0DZ







Freehold £250,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable mock Tudor-style semi-detached home, situated within a pleasant cul-de-sac in the ever-popular and leafy location of Porthill. The property enjoys ease of access to local shops, schools and amenities, whilst also offering excellent road links to the A34 and A500. As you would expect, this home offers the modern-day comforts of Upvc double glazing together with gas central heating. In brief, the accommodation comprises: entrance porch, entrance hall, spacious through lounge/dining room, fitted kitchen and utility room. To the first floor are three well-proportioned bedrooms together with a four-piece family bathroom. Externally, the property benefits from ample off-road parking for approximately three vehicles, together with a detached sectional garage providing additional parking or storage space. To the rear is a particularly attractive, tiered and well-stocked mature garden, which leads down to a stream and provides a tranquil setting in which to relax and unwind after a busy day.

We are also pleased to confirm that this home is being sold with the added advantage of NO VENDOR UPWARD CHAIN !

STORM PORCH

With glazed French doors to front and a part panelled, part frosted glazed door with inset lead pattern and stained glass leads off to;

ENTRANCE HALL

With glazed window to side with matching inset lead-pattern and stained glass, pendant light fitting, stairs leading to the first-floor landing, panelled radiator and power point. A door leads to;







UNDERSTAIRS STORE

With Upvc double-glazed frosted window to side, pendant light fitting, electricity consumer unit, quarry tiled flooring, power point and ample shelving space.

OPEN PLAN LOUNGE / DINING ROOM 6.96m x 3.45m reducing to 3.40m (22'10" x 11'4" reducing to 11'2")

With Upvc double-glazed windows to front and rear aspects, coving to ceiling, two decorative ceiling roses, two pendant light fittings, two panelled radiators, engineered oak flooring, Virgin Media connection point (subject to usual transfer regulations), open fireplace to the lounge area, feature fireplace in the dining area with built-in log burner, TV aerial connection point, decorative picture rail and power points.









FITTED KITCHEN 2.57m x 2.51m (8'5" x 8'3")

With Upvc double-glazed window to side, wood panelling to ceiling, coving, enclosed light fitting, a range of base and wall-mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, wood-effect round-edge work surface with built-in stainless steel sink unit and mixer tap above, space for freestanding gas cooker, space for under-counter fridge, vinyl cushion flooring, ceramic half-wall tiling with decorative border tile and power points. A multi-glazed door provides access to:





UTILITY ROOM 2.46m x 0.81m (8'1" x 2'8")

With Upvc double-glazed rear access door with double-glazed units to side, wood panelling to ceiling, enclosed light fitting, ceramic half-wall tiling, vinyl cushion flooring, plumbing for automatic washing machine, power points, gas meter and Worcester Greenstar boiler providing domestic hot water and central heating.



FIRST FLOOR LANDING

With Upvc double-glazed frosted window to side, pendant light fitting, smoke alarm and doors leading off to:



BEDROOM ONE (FRONT) 3.76m x 3.40m (12'4" x 11'2")
With Upvc double-glazed window to front with inset lead pattern, pendant light fitting, panelled radiator, two wall light fittings and power points.





BEDROOM TWO (REAR) 3.40m reducing to 3.05m x 3.10m (11'2" reducing to 10'0" x 10'2")
With Upvc double-glazed window to rear, pendant light fitting, panelled radiator, TV aerial connection lead and power points.





BEDROOM THREE (FRONT) 2.72m reducing to 1.96m x 1.96m (8'11" reducing to 6'5" x 6'5")
With Upvc double-glazed window to side, pendant light fitting, panelled radiator and power points.





FIRST FLOOR BATHROOM 2.54m reducing to 2.06m x 2.31m reducing to 1.93m (8'4" reducing to 6'9" x 7'7" reducing to 6'4")
With Upvc double-glazed frosted windows to side aspect, wood panelling to ceiling, enclosed light fitting and a white four-piece suite comprising low-level WC, pedestal sink unit, panelled bath and built-in shower enclosure with thermostatic shower. Panelled radiator, vinyl cushion flooring and fully tiled walls in high-gloss glazed ceramics with decorative border tile.





EXTERNALLY

FORE GARDEN

With garden brick wall to border, together with timber posts and timber fencing. A paved driveway provides off-road parking for three or so vehicles. Access leads alongside the property to the:





REAR GARDEN

Bounded by garden brick and block walls to borders, together with mature hedging. A paved area provides patio and sitting space, with the garden tiered down and featuring mature shrubs and plants to borders, together with access to a tranquil stream to the rear of the garden.









DETACHED SECTIONAL GARAGE

With up-and-over door and ample domestic external storage space.

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 or 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.

Inglewood Grove, Newcastle



Ground Floor First Floor

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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