

27 Heaton Terrace, Porthill, Newcastle, Staffs, ST5 8PA



Freehold Offers in excess of £170,000

A Truly Stunning Fully Renovated Home – Show Home Standard Throughout – No Chain

Bob Gutteridge Estate Agents are proud to present to the market this exceptional forecourted terraced home, located within the highly desirable area of Porthill. Ideally placed for access to local shops, schools and amenities, the property also offers excellent road links to the A34 and A500, making it perfectly suited for modern living. This property has undergone a complete transformation, with no expense spared by the developer. Every detail has been carefully considered to create a home of true quality, style and sophistication—resulting in a finish that would not look out of place in a show home. Boasting the very latest in modern comforts, the property benefits from Upvc double glazing in a stylish sash window design, alongside a brand new gas combination boiler. Internally, the accommodation is both versatile and beautifully presented, comprising a welcoming sitting room, a stylish lounge with French doors opening to the rear, and a contemporary ground floor shower room. The standout feature is undoubtedly the stunning fitted kitchen/breakfast room, complete with a striking double glazed dome skylight that floods the space with natural light—perfect for both everyday living and entertaining. To the first floor, the property continues to impress with three generously sized bedrooms and a luxurious four-piece family bathroom, enhanced by an electric-controlled skylight adding both light and a real sense of space. Externally, the property offers a forecourt frontage and an enclosed rear yard/garden, which also provides the rare advantage of off-road parking.

Offered for sale with no vendor chain, this is a truly outstanding home that must be viewed to be fully appreciated. Early viewing is essential to avoid disappointment.

SITTING ROOM 3.63m x 3.43m (11'11" x 11'3")

With Upvc double glazed sash style window to front, composite double glazed frosted front access door with skylight above, original cornice to ceiling, decorative ceiling rose, pendant light fitting, built-in gas and electricity meter cupboards, power points, modern double vertical radiator, and part panelled part glazed door providing access off to:



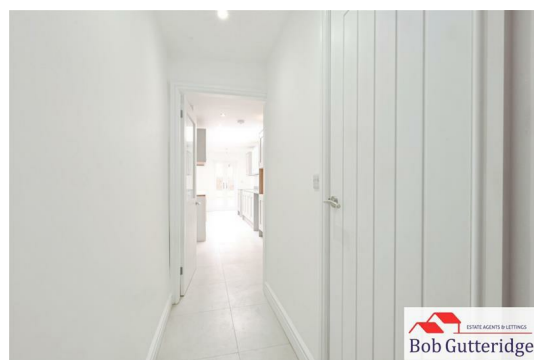
LOUNGE 3.68m x 3.63m (12'1" x 11'11")

With Upvc double glazed French doors to rear with double glazed skylight above, pendant light fitting, mains smoke alarm, modern double vertical radiator, power points, stairs to first floor landing, and door to under-stairs storage cupboard with lighting, storage space, and access to cellar providing additional domestic storage.



INNER PASSAGE

With two LED spotlight fittings, tiled flooring, and access to:



LUXURY GROUND FLOOR SHOWER ROOM 2.06m x 0.91m (6'9" x 3'0")

With Upvc double glazed sash window to side, two LED spotlight fittings, extractor fan, a modern suite comprising built-in dual flush WC, vanity sink unit, and walk-in shower enclosure with thermostatic direct flow shower and separate hand attachment, fully tiled in modern grey wall ceramics with ceramic tiled flooring.



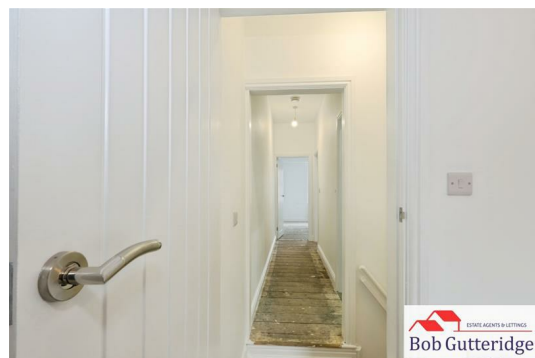
EXTENDED FITTED KITCHEN / BREAKFAST ROOM 7.47m x 1.98m (24'6" x 6'6")

With Upvc double glazed sash window to side, Upvc double glazed French doors to rear, Upvc double glazed skylight dome, a range of base and wall mounted modern grey shaker style storage cupboards providing ample cupboard and drawer space, granite work surfaces, inset one-and-a-half bowl stainless steel sink unit with mixer tap, space for fridge/freezer, plumbing for automatic washing machine, space for condenser dryer, space for dishwasher, space for freestanding gas cooker, modern vertical radiator, ceramic tiled flooring, breakfast bar area, 16 LED spotlight fittings, pendant light fitting, heat detector, power points, and door to built-in boiler cupboard housing a Main Eco Compact 30 gas combination boiler providing domestic hot water and central heating.



FIRST FLOOR LANDING

With two pendant light fittings, access to loft space via retractable ladder, and doors leading off to:



BEDROOM ONE (FRONT) 3.63m x 3.40m (11'11" x 11'2")

With two pendant light fittings, access to loft space via retractable ladder, and doors leading off to:



BEDROOM TWO (REAR) 3.71m x 2.06m (12'2" x 6'9")

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



BEDROOM THREE (REAR) 2.62m x 2.21m (8'7" x 7'3")

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



LUXURY FIRST FLOOR BATHROOM 2.59m x 2.31m reducing 1.37m (8'6" x 7'7" reducing 4'6")

With five LED spotlight fittings, electric opening skylight, extractor fan, fully tiled in modern grey wall ceramics, modern grey wood effect LVT flooring, and a contemporary four-piece suite comprising vanity sink unit with chrome mixer tap, panelled bath with central mixer tap, low level dual flush WC, walk-in shower enclosure with thermostatic direct flow shower and separate hand attachment. Finished with a modern vertical towel radiator and wall mounted LED mirror.



EXTERNALLY

FORE COURT

With Indian stone paving to the frontage providing ease of maintenance and a cellar window providing natural light to the cellar area.

REAR YARD / GARDEN

Bounded by concrete posts and panels along with brick walls, with paved pathways providing ease of maintenance and vehicular access to the rear. The area is paved to provide off road parking for one vehicle.



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

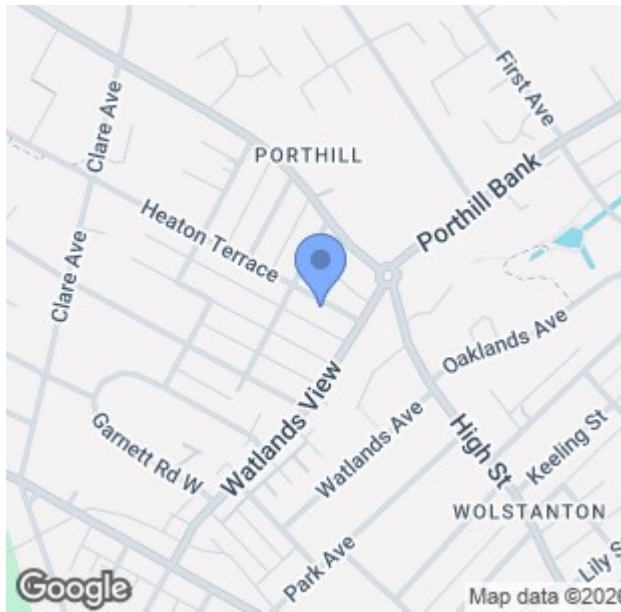
Main services of gas, electricity, water and drainage are connected.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 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

