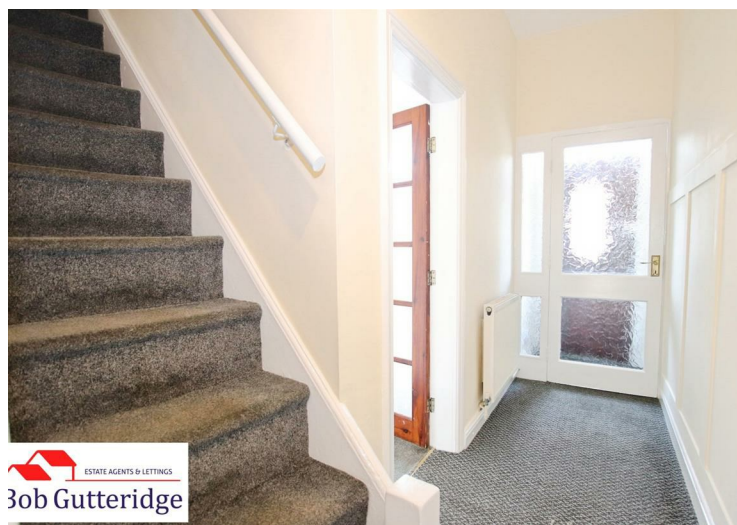
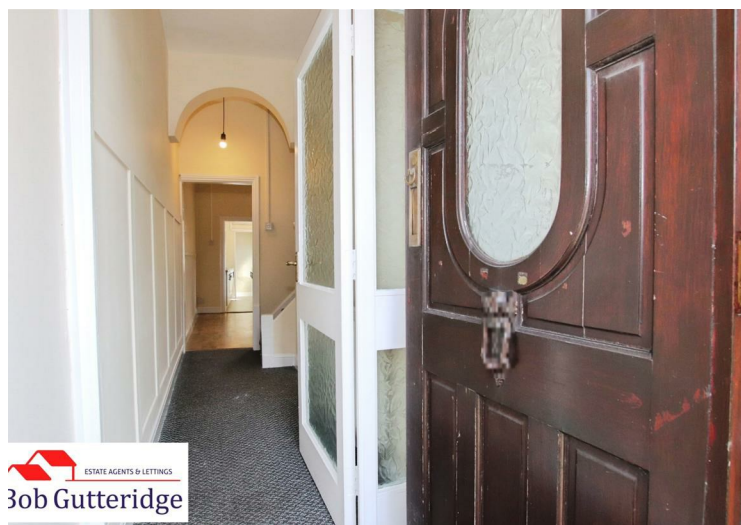


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Higgeldy Piggeldy, 83 Watlands View, Porthill, Newcastle, Staffordshire, ST5 8AG



£750 Per month

Bob Gutteridge Estate Agents are pleased to bring to the rental market this characterful Victorian forecourted terraced home in this convenient Porthill location. As you would expect, the property benefits from the modern day comforts of Upvc double glazing along with gas combi central heating and comprises entrance hall, bay fronted lounge, separate full width sitting room, fitted kitchen, ground floor shower room and to the first floor the property boasts three bedrooms. Externally the property enjoys a forecourt to frontage plus a sizeable rear yard with the additional benefit of an external brick store and timber built shed. The property is ideally situated near to the A34 and A500, local shops and amenities. Viewing essential.

STORM PORCH

With panelled front access door with inset frosted glazed panel and frosted skylight above, pendant light fitting and part panelled part frosted glazed door leads off to;

ENTRANCE HALL

With three lamp light fitting, single panelled radiator, stairs leading off to first floor landing and multi pane doors lead off to;



BAY FRONTED LOUNGE 4.22m x 3.30m maximum (13'10 x 10'10 maximum)

With Upvc double glazed bay window to front, pendant light fitting, cornicing to ceiling, double panelled radiator, decorative dado railing, built-in meter cupboard housing the electricity meter and power points.



SITTING ROOM 3.68m x 3.76m (12'1 x 12'4)

With Upvc double glazed window to rear, cornicing to ceiling, double panelled radiator, decorative dado railing, cast iron insert with ceramic tiling in floral pattern, solid pine surround and granite hearth, wood effect laminate flooring, understairs storage cupboard providing ample domestic storage space, power points and access off to;



FITTED KITCHEN 3.33m x 1.70m (10'11 x 5'7)

With Upvc double glazed frosted side access door, Upvc double glazed window to side, fluorescent tube light fitting, smoke alarm, loft access, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, wood effect worktops, built-in stainless steel bowl and a half sink unit with mixer tap above, built-in Beko fan oven with four-ring gas hob above, vinyl cushion flooring, ceramic wall tiling, power points and access off to;



REAR LOBBY AREA

With Upvc double glazed frosted side access door, ceramic wall tiling, ceramic floor tiling and door leading off to;

GROUND FLOOR SHOWER ROOM 3.25m x 1.27m (10'8" x 4'2")

With Upvc double glazed frosted window to side, enclosed light fitting, single panelled radiator, a white suite comprising low level dual flush WC, pedestal sink unit, thermostatic flow shower unit, ceramic floor tiling and ceramic splashback tiling.



FIRST FLOOR LANDING 1.78m x 1.88m maximum (5'10" x 6'2" maximum)

With wall mounted light fitting, smoke alarm, loft access and doors leading off to;

BEDROOM ONE (REAR) 3.89m x 3.91m (12'9" x 12'10")

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator, power points and an Ariston gas combination boiler providing the domestic hot water and heating systems.



BEDROOM TWO (FRONT) 3.48m x 2.26m (11'5" x 7'5")

With Upvc double glazed window to front, pendant light fitting, double panelled radiator, Virgin Media connection point subject to the usual transfer regulations and power points.



BEDROOM THREE (FRONT) 2.49m x 2.77m maximum reducing to 1.96m (8'2 x 9'1 maximum reducing to 6'5)

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

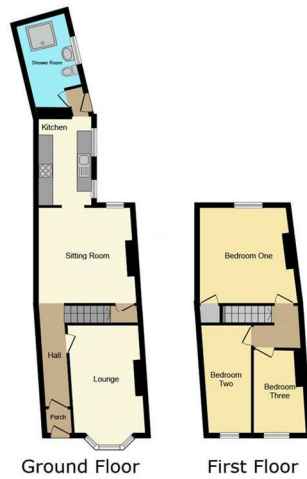


EXTERNALLY

FORECOURT TO FRONTAGE

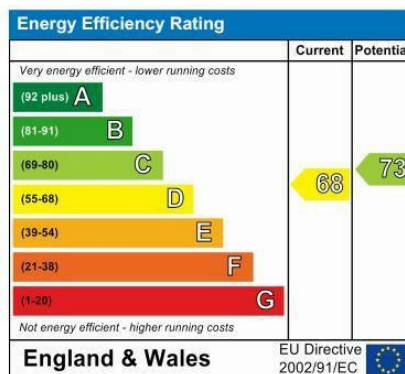
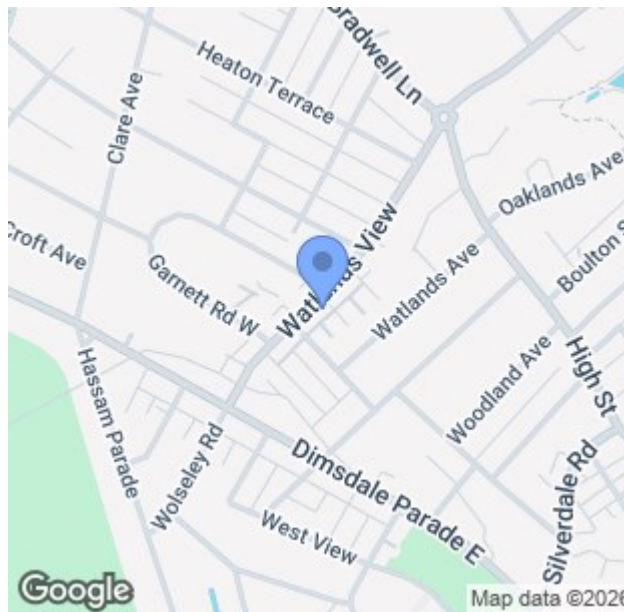
Bounded by garden brick wall with stone flag paving and timber front access gate.





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



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

