2 Watlands View, Porthill
Newcastle, Staffs ST5 8AA
Tel: 01782 717341
WebSite: www.bobgutteridge.co.uk
E-mail: enquiries@bobgutteridge.co.uk

naea | propertymark PROTECTED

ESTATE AGENTS & LETTINGS
Bob Gutteridge

52 Maddock Street, Stoke-On-Trent, Staffordshire, ST6 3PW







Freehold Offers in excess of £125,000

Bob Gutteridge Estate Agents are pleased to offer to the market this generously sized end-townhouse situated in this ever convenient Middleport location which provides good road links to the A500 as well as being near to local shops, schools and amenities. As you would expect the property offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, lounge, sitting room / study, fitted kitchen / diner, utility room and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers a generous enclosed rear yard. We can also confirm that this home is being sold with the added benefit of NO VENDOR UPWARD CHAIN ! Viewing Advised !

ENTRANCE HALLWAY 1.32m x 1.27m (4'4" x 4'2")

With Upvc composite double glazed frosted front access door, pendant light fitting, stairs to first floor and doors leading off to;



FITTED KITCHEN / DINER 5.05m x 3.58m (16'7" x 11'9")

With Upvc double glazed windows to front and rear, four-lamp spotlight fitting, four spotlight fittings, double panelled radiator, a range of base and wall-mounted kitchen storage cupboards providing ample domestic cupboard and drawer space, round-edge worktop, built-in stainless steel bowl and a half sink unit with mixer tap above, built-in Lamona fan electric oven with four-ring electric hob and extractor hood above, integrated fridge/freezer, ceramic splashback tiling, power points, decorative picture rail and built-in meter cupboards housing gas and electric meters.









LOUNGE 3.94m x 3.00m (12'11" x 9'10")

With Upvc double glazed window to front, three-lamp light fitting, double panelled radiator, decorative picture rail, feature hearth with coal-effect fire, wood laminate flooring, TV aerial connection point, power points, Virgin Media connection points subject to your usual transfer regulations and doors leading off to;







SITTING ROOM / STUDY 5.16m x 1.80m (16'11" x 5'11")

With Upvc double glazed patio sliding doors to rear, four-lamp light fitting, double panelled radiator, wood-effect laminate flooring, power points and door leading off to;





UTILITY ROOM

With spotlight fitting, base-mounted storage cupboards providing ample domestic storage space, wood-effect vinyl cushion flooring, power points and a Glow-worm gas combination boiler providing the domestic hot water and heating systems.

FIRST FLOOR LANDING 2.64m x 0.79m (8'8" x 2'7")

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



BEDROOM ONE (FRONT) 3.94m x 4.47m maximum (12'11" x 14'8" maximum)

With Upvc double glazed window to front, pendant light fitting, single panelled radiator, TV aerial connection point, decorative picture railing and power points.





BEDROOM TWO (FRONT) 3.61m x 3.00m (11'10" x 9'10")
With Upvc double glazed window to front, pendant light fitting, single panelled radiator and power points.







BEDROOM THREE (REAR) 5.16m x 1.83m (16'11" x 6'0")
With Upvc double glazed window to rear, pendant light fitting, single panelled radiator and power points.





FIRST FLOOR BATHROOM 2.72m x 1.91m (8'11" x 6'3")

With Upvc double glazed frosted windows to rear, enclosed light fitting, extractor fan, loft access, a white suite comprising low-level dual-flush WC, pedestal sink unit with mixer tap above, panelled bath unit with mixer tap and separate hand attachment above, vertical chrome towel radiator, ceramic splashback tiling, decorative ceramic dado tiling and wood-effect herringbone vinyl cushion flooring.





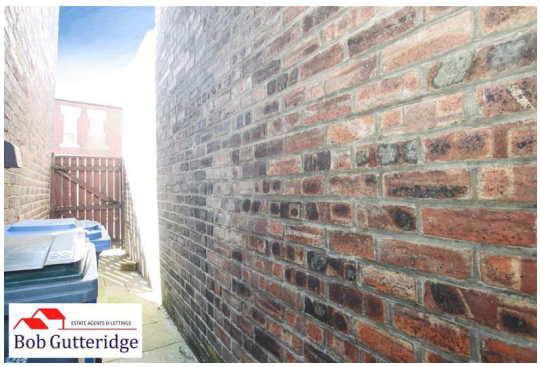


ENCLOSED REAR GARDEN

Bounded by mature border hedges with stone flag paving and patio area providing ample domestic patio and sitting space, side access via timber gate, metallic rear access gate and access off to;







DETACHED BLOCK-BUILT STORE 2.29m x 1.50m (7'6" x 4'11")

With timber glazed window to side and providing storage space.

COUNCIL TAX

Band 'A' amount payable to City of Stoke-on-Trent 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.

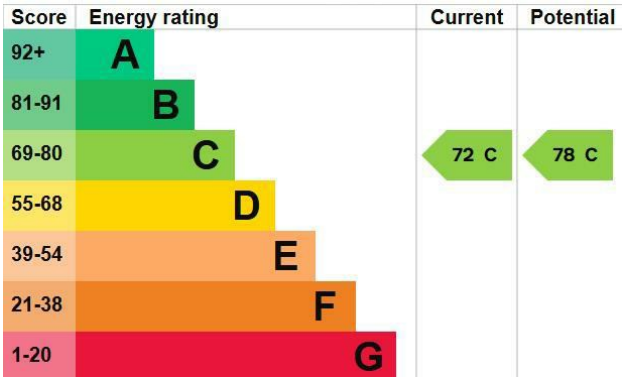
Maddock Street, Stoke-On-Trent



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





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

The Property Ombudsman · APPROVED CODE TRADINGSTANDARDS.UK · naea | propertymark PROTECTED

ESTATE AGENTS & LETTINGS
Bob Gutteridge