

## 29 Garnett Road West, Porthill, Newcastle, Staffordshire, ST5 8EQ



**Freehold £250,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and deceptively spacious extended semi-detached home, occupying a sought-after and convenient position within the ever-popular area of Porthill. Backing onto allotments, the property enjoys a pleasant open outlook to the rear along with an excellent degree of privacy. Beautifully presented throughout, this impressive family home offers a modern and versatile layout, with the accommodation comprising a welcoming entrance hall, bay-fronted lounge, stunning open-plan fitted kitchen/dining/family room, utility area and a convenient ground floor WC. To the first floor are three well-proportioned bedrooms together with a contemporary family bathroom. Externally, the property occupies a generous plot with the front garden thoughtfully landscaped to provide ample off-road parking, whilst the established rear garden offers an attractive outdoor space ideal for both relaxing and entertaining. Situated within easy reach of local shops, schools and everyday amenities, the property also benefits from excellent transport links providing convenient access to both the A34 and A500.

Offering spacious accommodation, stylish presentation and a highly desirable location, this fantastic home is certain to attract strong interest. Viewing is considered essential to fully appreciate everything this superb property has to offer.

## STORM PORCH

With Upvc double-glazed French doors to the front with double-glazed skylight above, original Minton tiled flooring, original part-panelled, part-frosted glazed entrance door featuring leaded and stained glass inserts leading into:

## ENTRANCE HALL

With pendant light fitting, coving to ceiling, traditional-style radiator, original Minton tiled flooring, electric wall-mounted heater, staircase rising to the first-floor landing, and doors leading off to:



## BAY FRONTED LOUNGE 4.39m into bay x 3.25m (14'5" into bay x 10'8")

With Upvc double-glazed bay window to the front with inset leaded and stained glass toplights, coving to ceiling, pendant light fitting, feature fireplace incorporating a modern coal-effect gas fire with oak mantel over, panelled radiator, TV aerial connection point, and power points.



**OPEN PLAN "L" SHAPED FITTED KITCHEN / DINING / FAM 5.97m reducing to 3.68m x 5.21m reducing to 3.99m! (19'7" reducing to 12'1" x 17'1" reducing to 13'1!")**

With Upvc double-glazed French doors opening onto the rear garden with matching glazed side panels, Upvc double-glazed bay window to the rear, twelve LED spotlight fittings, herringbone-style flooring, modern vertical radiator, feature brick fireplace with granite hearth and cast iron log-burning stove, additional panelled radiator, TV aerial connection point, power points, and a fitted kitchen comprising an extensive range of high-gloss grey base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space, granite-effect square-edged work surfaces incorporating a one-and-a-half bowl resin sink unit with chrome mixer tap above, integrated Bosch microwave, integrated Bosch fan-assisted oven, integrated Bosch induction hob unit with extractor hood above, integrated Hotpoint dishwasher, integrated fridge/freezer, and door leading off to:



**UNDERSTAIRS STORE**

With useful domestic shelving and storage space.

**UTILITY AREA 3.07m reducing to 1.80m x 2.74m reducing to 1.42m (10'1" reducing to 5'11" x 9'0" reducing to 4'8")**

With Upvc double-glazed frosted rear access door, four LED spotlight fittings, a Worcester Bosch combination gas boiler providing the domestic hot water and central heating systems, plumbing for an automatic washing machine, space for an additional fridge/freezer, power points, and door leading off to:

**DOWNSTAIRS WC 1.14m x 0.99m (3'9" x 3'3")**

With three spotlight fittings, a white suite comprising low-level dual-flush WC, vanity sink unit, ceramic half-wall tiling, and vinyl cushion flooring.

**FIRST FLOOR LANDING**

With Upvc double-glazed frosted window to the side elevation, artex to ceiling, coving, access to loft space via a retractable ladder, and doors leading off to rooms, including:



**BEDROOM ONE (FRONT) 3.61m x 3.25m (11'10" x 10'8")**

With Upvc double-glazed window to the front, coving to ceiling, pendant light fitting, panelled radiator, TV aerial connection point, power points, and built-in wardrobes concealed behind sliding doors providing ample domestic hanging and storage space.



**BEDROOM TWO (REAR) 3.71m x 3.28m (12'2" x 10'9")**

With Upvc double-glazed window to the rear, artex to ceiling, pendant light fitting, panelled radiator, TV aerial connection point, power points, and built-in wardrobe with sliding doors providing ample domestic hanging and storage space.



**BEDROOM THREE (FRONT) 2.21m x 1.83m (7'3" x 6'0")**

With Upvc double-glazed window to the front, coving to ceiling, three-light fitting, panelled radiator, and power points.



**FIRST FLOOR BATHROOM 2.24m x 1.83m (7'4" x 6'0")**

With Upvc double-glazed frosted window to the rear, six spotlight fittings, a modern white suite comprising low-level dual-flush WC, pedestal sink unit with chrome mixer tap above, "P" shaped bath with chrome mixer tap, shower attachment with shower over, Aqua board splashbacks, high-gloss ceramic wall tiling, modern vertical chrome heated towel radiator, and grey wood-effect laminate flooring.



**EXTERNALLY**

**FORE GARDEN**

With a block-paved driveway providing off-road parking, mature hedging and boundary walls. Gated side access leads to:

## REAR GARDEN

With boundaries formed by timber fencing and concrete posts, a timber decked seating area, lawn section, stone-chipped borders providing ease of maintenance, mature laurel screening, and a timber garden shed providing 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 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.

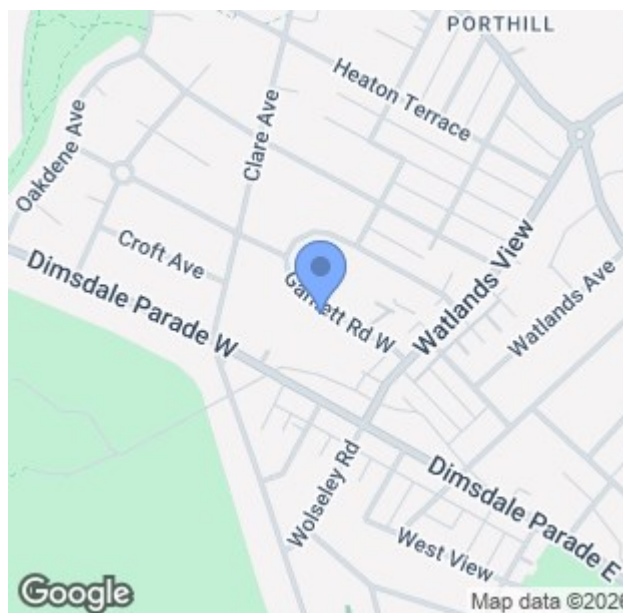
**VIEWING**

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

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ESTATE AGENTS & LETTINGS



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 72 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 52 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 |

