



ESTATE AGENTS

... the key to a successful move



Orford Street, Porthill, Newcastle, ST5 0AQ

**Offers in excess
of £195,000**

- * Detached House
- * Two Bedrooms
- * Sought After Residential Location
- * Excellent Commuting Routes
- * Close To Local Amenities

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

A two bedroom Detached House that is ideal for a first time buyer, with a contemporary feel throughout the property comprises: Lounge, Kitchen/Diner, Utility Room and Cloakroom on the ground floor with a spacious family bathroom and two bedrooms where the master has a dressing room/walk in wardrobe on the first floor. There is off road parking to the front of the property and a tiered garden to the rear of the property. The location of Porthill is perfect for access to the A34 & A500 as well as being well placed for local shops, schools and amenities and Newcastle town centre, Hanley town centre and Festival retail park a little further afield.

GROUND FLOOR

LOUNGE 16'4" x 11'11" (4.99m x 3.64m)

Coving to the ceiling, radiator, ceiling light point, laminate wood effect flooring, uPVC double glazed window with front aspect



OPEN PLAN KITCHEN/DINER 12'6" x 11'11" (3.83m x 3.64m)

Fitted with a range of wall and base units with co-ordinating worktops, built in electric oven, four burner gas hob and extractor, sink and drainer with mixer tap, plumbing for dishwasher, spaces for appliances. Ceiling light points, radiator, laminate wood effect flooring, two double glazed windows



UTILITY 7'6" x 7'1" (2.3m x 2.18m)

Wall units, storage cupboard, base unit inset with sink and drainer, worktop, plumbing for washer machine, space for dryer. Ceiling light point, radiator, laminate tile effect flooring, part wall tiled, uPVC double glazed door to outside



CLOAKS 7'1" x 4'0" (2.18m x 1.23m)

Fitted with a two piece white suite, comprises: wash hand basin set in vanity unit, low level w.c. Ceiling light point, radiator, part wall tiles, laminate tile effect flooring, double glazed window.



FIRST FLOOR

MASTER BEDROOM 11'11" x 8'0" (3.64m x 2.46m)

Recessed lighting, radiator, uPVC double glazed window with rear aspect

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DRESSING ROOM 8'11" x 4'10" (2.74m x 1.48m)

Walk in dressing room with recessed lighting.

OUTSIDE

To the front of the property is a block paved drive providing off road parking. There is a tiered rear garden with a paved patio on the ground floor level and grassed areas on the other levels accessed via steps to the side



BEDROOM TWO 11'11" x 11'8" (3.64m x 3.58m)

Recessed lighting, radiator, double glazed window with front aspect



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 345645

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 345645

Services

We believe all are available.

Tenure

Assumed to be freehold.

Offer Procedure

All offers should be made directly to Keys Estate Agents (01782 268422) and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.


Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation

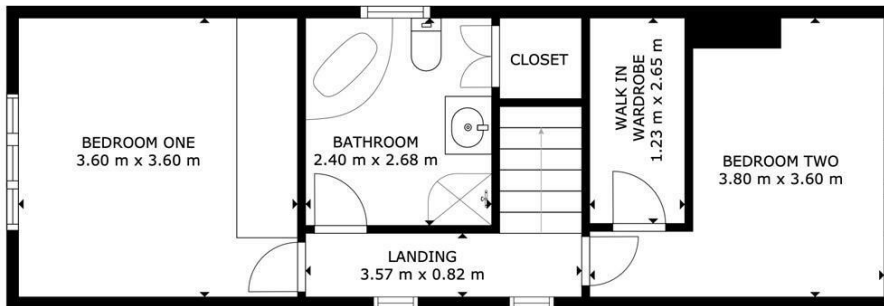
BATHROOM 8'9" x 7'10" (2.69m x 2.4m)

Fitted with a four piece suite comprises Jacuzzi bath, separate shower enclosure, pedestal wash hand basin, low level w.c. Ceiling light point, part wall tiled, storage cupboard, double glazed window

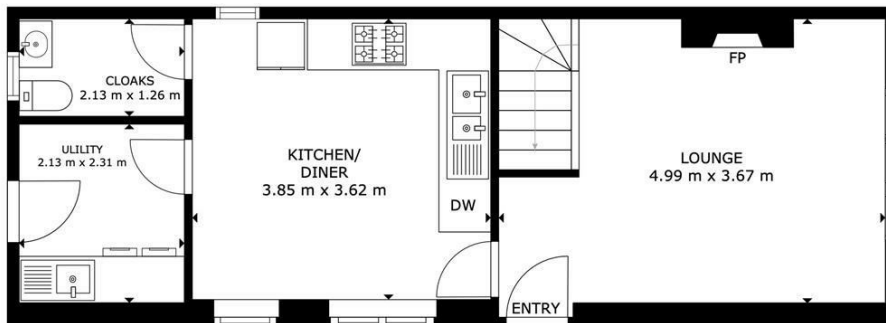


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 42 m², FLOOR 2: 40 m²
TOTAL: 82 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchases should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

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Written quotations of credit terms available on request. A life assurance policy may be required