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

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ESTATE AGENTS & LETTINGS
Bob Gutteridge

8 Fegg Hayes Road, Chell, Stoke-On-Trent, Staffordshire, ST6 7LQ







Freehold Offers in the region of £278,000

Bob Gutteridge Estate Agents are delighted to bring to the market this well-presented traditional detached home, occupying a generous plot within this popular and convenient Chell location. The property provides excellent access to a range of local shops, schools and amenities, whilst also offering good road links to the A527 and surrounding areas. As expected, this attractive home benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating. In brief, the spacious and versatile accommodation comprises entrance hall, generous open-plan lounge/dining room, home office/living space, fitted kitchen/breakfast room and ground floor WC. To the first floor are three well-proportioned bedrooms together with a family bathroom. Externally, the property is approached via an electric gated entrance, opening onto an expansive brick-paved driveway providing extensive off-road parking for several vehicles, together with access to the garage. To the rear is a particularly desirable enclosed garden offering a good degree of privacy, along with a useful garden summerhouse.

Viewing is highly recommended to fully appreciate the generous plot, spacious and versatile accommodation, extensive off-road parking and attractive private rear garden this appealing detached home has to offer.

ENTRANCE HALLWAY 4.14m x 1.88m (13'7" x 6'2")

With Upvc composite front access door with frosted windows to front, three-lamp light fitting, single panelled radiator, decorative dado railing, built-in meter cupboard housing electricity consumer unit and meter, access to understairs storage cupboard, wood effect vinyl cushion flooring, power points, stairs to first floor and door leading off to;





THROUGH LOUNGE / DINING ROOM 7.54m x 3.48m (24'9" x 11'5")

With Upvc double glazed bay window to front with inset lead effect, two single panelled radiators, coving to ceiling, decorative picture railing, TV aerial connection point, power points, feature fireplace with pebble effect log burner, Upvc double glazed frosted patio doors to rear and door leading off to;







SITTING ROOM 3.20m x 2.95m (10'6" x 9'8")

With Upvc double glazed windows to rear with inset lead effect, two LED light fittings, decorative wood panelling, vinyl cushion wood effect flooring, power points, single panelled radiator and door leading off to;





HOME OFFICE / LIVING SPACE 6.38m x 3.02m (20'11" x 9'11")

With Upvc double glazed windows to front and side aspects with inset lead effect, coving to ceiling, loft access, wall mounted light fittings, single panelled radiator, decorative dado railing, feature tiled hearth with wood surround and fitted fireplace, and power points.





FITTED KITCHEN / DINER 6.20m maximum x 5.82m (20'4" maximum x 19'1")

With Upvc double glazed patio French opening doors to rear, Upvc double glazed windows to rear, two Velux windows to rear elevation, 25 spotlight fittings, two double panelled radiators, one vertical chrome towel radiator, a range of base and wall mounted kitchen storage cupboards providing ample domestic cupboard and drawer space, round edge worktop, built-in ceramic sink unit with stainless steel mixer tap above, freestanding dual compartment oven with four-ring gas hob and extractor hood above, space for automatic dishwasher, space for automatic washing machine, space for fridge/freezer, built-in storage cupboard providing ample domestic storage space, TV aerial connection point, power points, wood effect vinyl cushion flooring and door leading off to;











GROUND FLOOR WC 2.06m x 0.86m (6'9" x 2'10")
With Upvc double glazed frosted window to rear with inset lead effect, pendant light fitting, single panelled radiator, a white suite comprising low level dual flush WC and ceramic hand wash basin, white ceramic splashback tiling and wood effect vinyl cushion flooring.



FIRST FLOOR LANDING 3.05m x 1.91m (10'0" x 6'3")
With Upvc double glazed frosted window to side with inset lead effect, three-lamp spotlight fitting, loft access, decorative dado railing, power points and doors leading off to;





BEDROOM ONE (REAR) 3.91m x 3.84m maximum (12'10" x 12'7" maximum)
With Upvc double glazed window to rear with inset lead effect, four-lamp spotlight fitting, single panelled radiator, decorative picture railing, feature tiled hearth and power points.





BEDROOM TWO (FRONT) 3.66m x 3.12m (12' x 10'3")
With Upvc double glazed window to front with inset lead effect, pendant light fitting, single panelled radiator, decorative dado railing, a range of built-in wardrobes providing ample domestic storage space and power points.







BEDROOM THREE (FRONT) 1.91m x 1.60m (6'3" x 5'3")
With Upvc double glazed window to front with inset lead effect, pendant light fitting, single panelled radiator and power points.



FIRST FLOOR BATHROOM 2.79m x 1.52m (9'2" x 5'0")

With Upvc double glazed window to rear with inset lead effect, enclosed light fitting, extractor fan, vertical chrome towel radiator, a white suite comprising low level dual flush WC, pedestal sink unit with mixer tap above, panel bath unit with mixer tap and separate thermostatic direct flow shower unit above, built-in boiler cupboard housing a Worcester gas combination boiler providing the domestic hot water and heating systems, ceramic splashback tiling with decorative ceramic dado tiling and wood effect vinyl cushion flooring.





EXTERNALLY

FORE GARDEN

Bounded by garden brick walls, concrete posts, timber fencing and a metal electric-opening front access gate, with inset post box, garden block paving, raised borders with stone chippings, parking for up to five vehicles, timber rear access gate, built-in meter box housing gas meter, outdoor electricity socket and access off to;





ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing with stone flag paving and patio area providing ample domestic patio and sitting space, timber-built garden decking, sandstone paving, generous lawns, stone chippings, raised garden beds, two timber-built shed providing ample domestic storage space and access off to;









SUMMERHOUSE 4.22m x 4.22m (13'10" x 13'10")

With Upvc double glazed French patio opening doors, Upvc double glazed windows to front, four spotlight fittings, wood effect vinyl cushion flooring, decorative wood panelling to walls, power points and electricity consumer unit.





DETACHED SECTIONAL GARAGE 6.07m x 3.48m (19'11" x 11'5")

With metal side access door and electric-opening garage door, with ample storage space and/or parking for an additional vehicle.

COUNCIL TAX

Band 'C' 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.

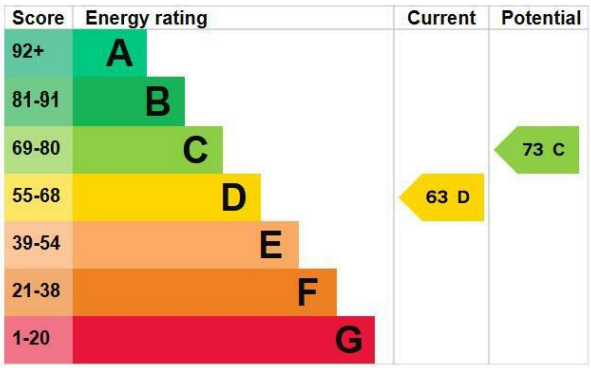
Fegg Hayes Road, Stoke-On-Trent



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

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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

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