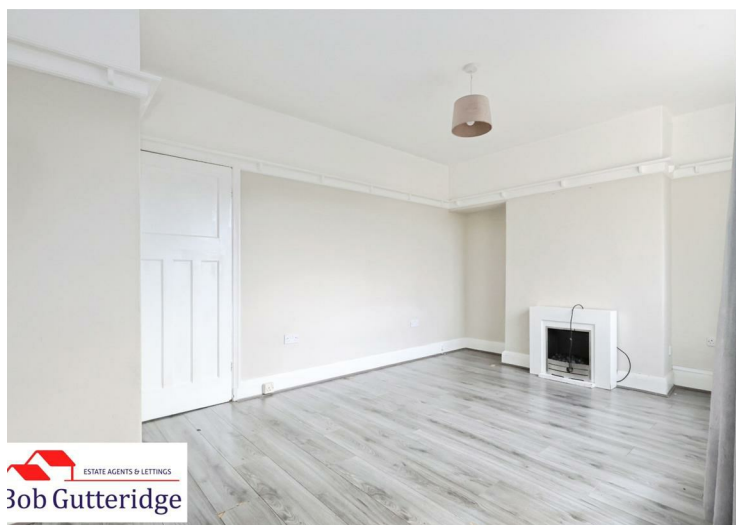


6 Garnett Road East, Porthill, Newcastle, Staffordshire, ST5 8AP



Freehold £164,950

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable end townhouse, situated in this highly regarded Porthill location. The property provides ease of access to local shops, schools and amenities, whilst also being well placed for access to both the A34 and A500. This attractive home offers the modern-day comforts of majority Upvc double glazing, together with gas central heating, and in brief the desirable accommodation comprises entrance hall, bay-fronted sitting room, separate lounge and modern fitted kitchen. To the first floor are three well-proportioned bedrooms, along with a first-floor family bathroom. Externally, the property offers gardens to both the front and rear aspects, together with off-road parking and an attached brick-built garage.

Situated in a highly regarded Porthill location and offering spacious accommodation together with excellent external space, this desirable end townhouse is sure to attract considerable interest.

We are also pleased to confirm that this home is being sold with the added advantage of NO VENDOR UPWARD CHAIN!

ENTRANCE HALL

With part-panelled, part-frosted front access door with inset lead pattern stained glass, frosted glazed panel to side with inset lead pattern stained glass, pendant light fitting, battery/mains smoke alarm, electricity consumer unit, modern grey wood-effect laminate flooring, panelled radiator, stairs to first floor landing, and doors lead off to rooms including:



BAY FRONTED SITTING ROOM 3.76m x 3.18m (12'4" x 10'5")

With Upvc double-glazed bay window to front, Artex to ceiling, pendant light fitting, panelled radiator, BT telephone point subject to usual transfer regulations, modern grey laminate flooring, and power points.



LOUNGE 5.05m maximum x 3.18m (16'7" maximum x 10'5")

With Upvc double-glazed window to rear, pendant light fitting, decorative plate rack, modern grey laminate flooring, panelled radiator, feature fire surround, power points, and door to:



UNDERSTAIRS STORE

With frosted glazed window to side, electricity meter, and ample domestic shelving and storage space.

FITTED KITCHEN 2.74m x 1.91m (9'0" x 6'3")

With Upvc double-glazed frosted side access door, Upvc double-glazed window to side, four-lamp light fitting, a range of base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space, round-edge work surface with built-in stainless steel bowl-and-a-half sink unit with chrome mixer tap above, built-in Lamona four-ring brushed stainless steel gas hob unit with extractor hood above and oven beneath, plumbing for automatic washing machine, modern vertical radiator, integrated fridge/freezer, ceramic splashback tiling, vinyl cushion flooring, and power points.



FIRST FLOOR LANDING

With Upvc double-glazed frosted window to side, pendant light fitting, battery/mains smoke alarm, and doors to rooms including:



BEDROOM ONE (FRONT) 3.12m x 3.18m (10'3" x 10'5")

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



BEDROOM TWO (REAR) 3.20m x 3.15m (10'6" x 10'4")

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



BEDROOM THREE/BOX ROOM 1.91m x 1.80m (6'3" x 5'11")

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



FIRST FLOOR BATHROOM 2.06m x 1.75m (6'9" x 5'9")

With Upvc double-glazed frosted window to rear, enclosed light fitting, a white suite comprising low-level dual-flush WC, pedestal sink unit with chrome mixer tap above, L-shaped bath with chrome mixer tap and thermostatic direct-flow shower, separate hand attachment, Aqua boarding to splashbacks, vinyl cushion flooring, chrome towel radiator, and door to built-in airing cupboard housing the copper hot water cylinder and PVC cold water tank.



EXTERNALLY

FORE GARDEN

Bounded by garden block/brick walls and double metal gate providing vehicular access to the front of the property. A paved driveway provides off-road parking for a vehicle, with shrubs and plants to frontage.



REAR GARDEN

Bounded by concrete posts and timber fencing, along with garden block/brick walls, with a timber gate providing pedestrian access to the rear of the property. Paved areas provide ease of maintenance, along with ample patio and sitting space, with mature shrubs and plants to borders.



ATTACHED GARAGE

With double timber access doors, gas meter, an Ideal gas boiler providing domestic hot water and central heating systems, power points, pendant light fitting, and ample domestic external storage space.

COUNCIL TAX

Band 'A' 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.

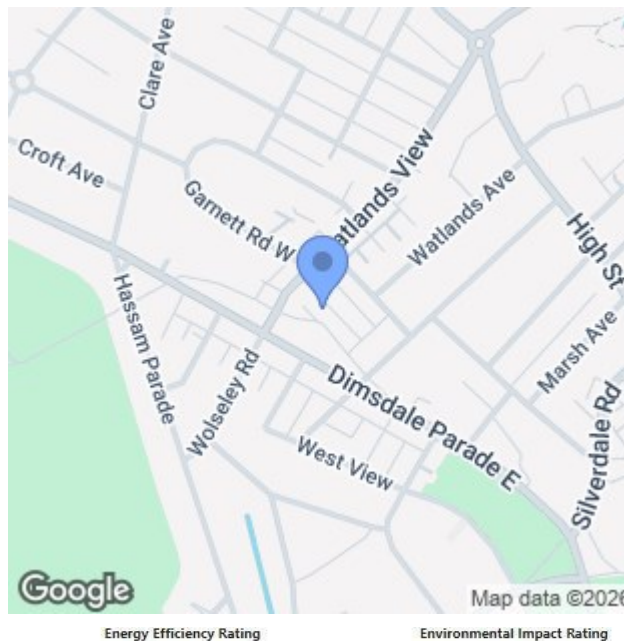
VIEWING

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

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

