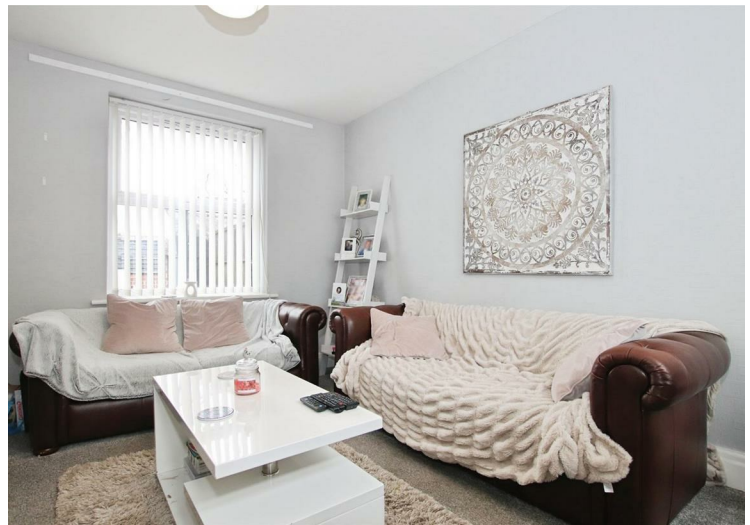
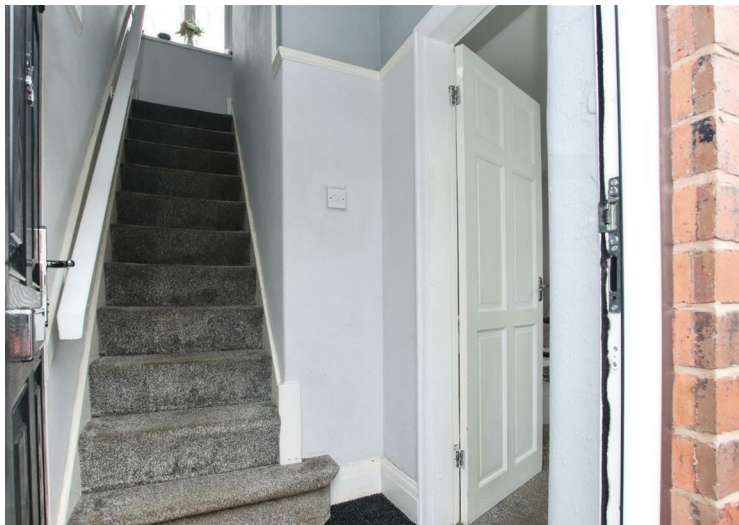


2 Watlands View, Porthill
Newcastle, Staffs ST5 8AA
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56 Maddock Street, Middleport, Stoke-On-Trent, Staffordshire, ST6 3PW



Freehold £119,950

Bob Gutteridge Estate Agents are pleased to offer to the market this desirable sized terraced home situated in this 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, fitted kitchen / diner, utility room, store and to the first floor are two 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 1.17m x 1.24m (3'10" x 4'1")

With Upvc composite front access door, pendant light fitting, battery smoke alarm and doors leading off to;



LOUNGE 3.00m x 3.91m (9'10" x 12'10")

With Upvc double glazed windows to front and rear aspects, pendant light fitting, single panelled radiator, feature hearth with timber surround, TV aerial connection point and power points.



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

With Upvc windows to front and rear aspects, four spotlight fittings, pendant light fitting, double panelled radiator, vinyl cushion flooring, a range of base and wall storage cupboards providing ample domestic cupboard and drawer space, round-edged worktop, built-in stainless steel bowl and a half sink unit, built-in Lamona fitted electric fan oven, built-in four ring hob with extractor hood above, space for fridge/freezer, white ceramic splashback tiling, built-in meter cupboard providing access to gas and electricity meters and power points.



UTILITY ROOM 2.13m x 2.03m (7'0" x 6'8")

With Upvc composite double glazed rear access door, Upvc double glazed frosted window to rear, pendant light fitting, vertical chrome towel radiator, vinyl cushion flooring and power points.



STORE 2.24m x 1.30m (7'4" x 4'3")

With Upvc double glazed window to rear, timber glazed rear access door and vinyl cushion flooring.



FIRST FLOOR LANDING

With Upvc double glazed window to rear, pendant light fitting, loft access and doors leading off to;



BEDROOM ONE 3.91m x 4.42m maximum (12'10" x 14'6" maximum)

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



BEDROOM TWO 3.05m x 3.61m (10'0" x 11'10")

With Upvc double glazed window to front, pendant light fitting, coving to ceiling, single panelled radiator, power points and built-in cupboard providing ample domestic storage space.



FIRST FLOOR BATHROOM 2.62m x 1.93m (8'7" x 6'4")

With Upvc double glazed frosted windows to side and rear aspects, enclosed light fitting, extractor fan, vertical towel radiator, vinyl cushion flooring, a white suite comprising low-level dual flush WC, pedestal sink unit, panelled bath unit with mixer tap and separate shower attachment above.



EXTERNALLY

ENCLOSED REAR GARDEN

Bounded by garden brick wall and timber fencing with concrete posts, stone flag paving and patio area providing ample domestic patio and sitting space, timber gate provides access to front alleyway, timber rear access gate, outdoor tap and outdoor lighting.



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 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

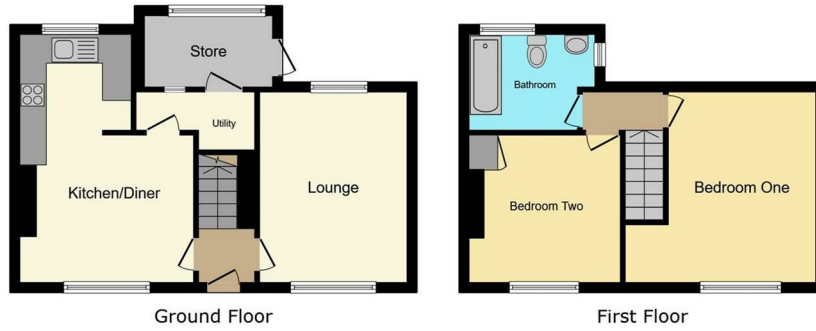
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	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

