

15 Haven Grove, Porthill, Newcastle-under-Lyme, Staffordshire, ST5 8NT



Freehold £139,950

Bob Gutteridge Estate Agents are pleased to bring to the market this traditional semi-detached bungalow situated in a desirable cul-de-sac in Porthill. This property is well placed for access to local shops, schools and amenities as well as offering good road links to the A500 & A34. As you would expect this 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, two bedrooms and a shower room. Externally the property offers gardens to front and rear along with a separate garage in a nearby block. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

ENTRANCE HALLWAY 3.51m x 2.69m maximum (11'6" x 8'10" maximum)

With Upvc double-glazed frosted side access door with Upvc double-glazed side panel, two pendant light fittings, coving to ceiling, single panelled radiator, Optima XM alarm system, phone line connection point and doors leading off;



LOUNGE 5.05m x 3.33m (16'7" x 10'11")

With Upvc double-glazed bay window to rear, pendant light fitting, coving to ceiling, two wall-mounted light fittings, double panelled radiator, feature fireplace with timber surround and coal-effect electric fire, TV aerial connection point and power points.



FITTED KITCHEN / DINER 3.35m x 3.07m maximum (11'0" x 10'1" maximum)

With Upvc double-glazed windows to side and rear aspects, fluorescent tube light fitting, loft access, coving to ceiling, single panelled radiator, a range of base and wall-mounted wood-effect kitchen storage cupboards providing ample domestic cupboard and drawer space, round-edge worktop, built-in stainless-steel bowl and a half sink unit with mixer tap above, built-in Neff dual-compartment oven with four-ring gas hob and extractor hood above, space for fridge/freezer, space for automatic washing machine, a Baxi gas combination boiler providing the domestic hot water and heating systems, ceramic wall tiling, tile-effect flooring and power points.



BEDROOM ONE 3.38m x 3.61m (11'1" x 11'10")

With Upvc double-glazed window to front, pendant light fitting, coving to ceiling, single panelled radiator, fitted wardrobes providing ample domestic storage space, TV aerial connection point and power points.



BEDROOM TWO 3.10m x 2.90m (10'2" x 9'6")

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



SHOWER ROOM 2.31m x 1.80m (7'7" x 5'11")

With Upvc double-glazed frosted window to side, enclosed light fitting, coving to ceiling, single panelled radiator, a white suite comprising low-level dual-flush WC, pedestal sink unit with taps above, glazed adapted shower enclosure with thermostatic direct flow shower with rainfall and separate hair attachments, white ceramic wall tiling and flooring, and a built-in storage cupboard providing ample domestic storage space.



EXTERNALLY

FOREGARDEN

Bounded by concrete posts and timber fencing, with tiered lawn space and shared side 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, mature garden shrubbery, modest lawns providing ease of maintenance and two timber-built garden sheds providing ample domestic storage space.



SINGLE GARAGE

Accessed from St Lucy's Drive, providing parking for one vehicle and ample domestic 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.



Ground Floor

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



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

