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64 Loring Road, Porthill, Newcastle-under-Lyme, Staffordshire, ST5 8EF



Freehold £300,000

Bob Gutteridge Estate Agents are delighted to bring to the market this well-presented and updated semi-detached home, occupying an enviable corner plot in a popular residential location, providing ease of access to local shops, schools, and amenities, whilst also offering excellent road links to both the A34 and A500. A particular feature of this versatile property is the detached self-contained annexe, creating an ideal living arrangement for a dependent relative, older children, guest accommodation, or a variety of other uses. As expected, the property benefits from the modern-day comforts of Upvc double glazing together with gas-fired central heating. In brief, the main accommodation comprises a storm porch, entrance hall, bay-fronted lounge, spacious sitting room, and an extended fitted kitchen/dining room. To the first floor are three well-proportioned bedrooms together with a family bathroom. The detached annexe comprises a spacious open-plan fitted kitchen/living area, bedroom, utility room, and separate shower room, offering flexible additional accommodation. Externally, the property provides ample off-road parking to the front for approximately four vehicles, together with gardens to both the front and rear elevations. The agents are also pleased to confirm that this property is offered to the market with the added benefit of No Vendor Upward Chain.

Viewing is highly recommended to fully appreciate the versatile accommodation, generous plot, and excellent potential this unique home has to offer.

STORM PORCH 1.32m x 1.09m (4'4" x 3'7")

With Upvc double glazed frosted side access door, Upvc double glazed windows to front and side aspects, ceramic tiled flooring and a Upvc double glazed front access door leads off to;

ENTRANCE LOBBY 1.55m x 0.86m (5'1" x 2'10")

With pendant light fitting, smoke alarm, cornicing to ceiling, panelled radiator, decorative dado rail, wood laminate flooring, Veritas alarm system, power points and door leading off to;

BAY FRONTED LOUNGE 3.81m x 3.23m maximum (12'6" x 10'7" maximum)

With Upvc double glazed bay window to front, pendant light fitting, cornicing to ceiling, smoke alarm, panelled radiator, power points and bi-fold doors leading off to;



SITTING ROOM 4.60m x 3.89m maximum (15'1" x 12'9" maximum)

With pendant light fitting, vertical panelled radiator, feature hearth with coal effect fire, Virgin Media connection point (subject to usual transfer regulations), phone line connection point, power points, wood laminate flooring, built-in understairs storage cupboard providing domestic storage space and access off to;



EXTENDED FITTED KITCHEN / DINING ROOM 5.72m maximum x 3.94m (18'9" maximum x 12'11")

With Upvc double glazed frosted side access door, Upvc double glazed windows to side and rear aspects, two Velux skylights, 13 spotlight fittings, five pendant light fittings, three vertical panelled radiators, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, square edge worktop, built-in bowl and a half stainless steel sink unit with mixer tap above, Belling three compartment gas oven with five ring gas hob and extractor hood above, built-in boiler cupboard housing a Worcester gas combination boiler providing the domestic hot water and heating systems, built-in meter cupboard housing electricity consumer unit, wood laminate flooring, and power points.



FIRST FLOOR LANDING 2.29m x 2.01m (7'6" x 6'7")

With Upvc double glazed window to side, pendant light fitting, loft access, smoke alarm, panelled radiator and doors leading off to;



BEDROOM ONE (FRONT) 4.01m maximum x 2.67m (13'2" maximum x 8'9")

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



BEDROOM TWO (REAR) 3.23m x 2.69m (10'7" x 8'10")

With Upvc double glazed window to rear, three lamp LED light fitting, single panelled radiator and power points.



BEDROOM THREE (FRONT) 2.29m x 2.06m (7'6" x 6'9")

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



FIRST FLOOR BATHROOM 2.03m x 1.80m (6'8" x 5'11")

With Upvc double glazed frosted window to side, three lamp spotlight fitting, extractor fan, double panelled radiator, a white suite comprising low level dual flush WC, vanity sink unit with mixer tap above, free-standing bath unit with mixer tap and thermostatic direct flow shower unit above, ceramic splashback tiling and decorative ceramic dado tiling.



EXTERNALLY

FRONT GARDEN

Bounded by garden brick wall, concrete posts and timber fencing with stone flag paving, stone chippings, built-in meter boxes housing gas and electric meters, electric car charging point, outdoor sockets, timber-built bin enclosure and driveway parking for up to four vehicles.



ENCLOSED REAR GARDEN

Bounded by garden brick wall, concrete posts and timber fencing with block paving and patio area, stone flag paving, generous lawn, timber-built garden shed, metal-built garden shed, mature shrubbery and access off to;



DETACHED ANNEXE



OPEN PLAN KITCHEN / LIVING SPACE 4.14m x 4.04m (13'7" x 13'3")

With Upvc double glazed frosted side access door, Upvc double glazed window to rear, two skylights, spotlight fittings, two vertical panelled radiators, a range of base and wall mounted storage cupboards providing full domestic cupboard and drawer space, square edge quartz effect worktop, built-in composite bowl and half sink unit with mixer tap above, built-in Lamona fan electric oven, built-in Bosch microwave, built-in Lamona ceramic electric hob with extractor hood above, wood laminate flooring, Virgin Media connection point (subject to usual transfer regulations), power points and access to;



BEDROOM AREA 4.14m x 2.11m (13'7" x 6'11")

With double glazed skylight, spotlight fittings, spotlights, wood effect laminate flooring, power points and access leads off to;



UTILITY ROOM 2.46m x 1.75m (8'1" x 5'9")

With skylight, four spotlight fittings, smoke alarm, extractor fan, built-in square edge worktop, double panelled radiator, built-in boiler cupboard housing a Mercury electric combi boiler, space for automatic washing machine, space for condenser dryer, electricity consumer unit, wood laminate flooring, and door leading off to;



SHOWER ROOM 1.73m x 1.63m (5'8" x 5'4")

With Upvc double glazed frosted window to side, four spotlight fittings, extractor fan, double panelled radiator, a white suite comprising low level dual flush WC, vanity sink unit with mixer tap above, glazed shower enclosure with a Mira Sport electric shower unit, wood laminate flooring and ceramic splashback tiling.



COUNCIL TAX

Band 'C' 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.

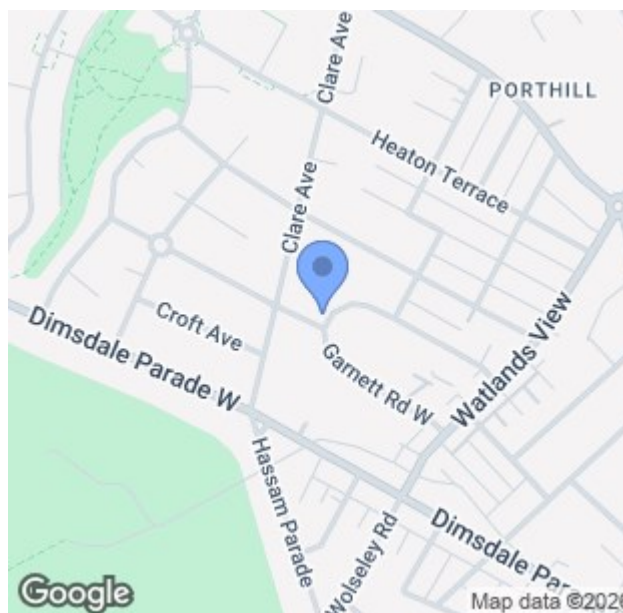
VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

Loring Road, Newcastle



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 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

