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ESTATE AGENTS & LETTINGS
Bob Gutteridge

55 Heaton Terrace, Porthill, Newcastle, Staffs, ST5 8PJ

Freehold Offers in excess of £125,000

Bob Gutteridge Estate Agents are pleased to bring to market this mid-terraced home in this ever-convenient Porthill location, providing ease of access to local shops, schools and amenities and good road links to the A34 and A500. As you would expect, the property benefits from the modern comforts of gas combination central heating and Upvc double glazing and in brief comprises spacious bay-fronted lounge, full-width sitting room, fitted kitchen and to the first floor are two bedrooms and a first floor bathroom. Viewing of this desirable home is highly recommended.

LOUNGE 4.27m x 3.73m (14'0" x 12'3")

With Upvc double-glazed frosted front access door, Upvc double-glazed window to front with inset lead effect, two three-lamp spotlight fittings, decorative ceiling rose, coving to ceiling, single panelled radiator, built-in meter cupboards housing gas and electricity meters and consumer unit, Virgin Media connection point, subject to usual transfer regulations, TV aerial connection point, power points and access off to;

SITTING ROOM 3.73m x 3.99m (12'3" x 13'1")

With Upvc double-glazed window to rear with inset lead-effect, five-lamp spotlight fitting, decorative ceiling rose, coving to ceiling, single panelled radiator, two wall-mounted light fittings, decorative dado rail, TV aerial connection point, power points, built-in understairs storage cupboard providing ample domestic storage space, and access off to;

FITTED KITCHEN 4.90m x 2.16m (16'1" x 7'1")

With Upvc double-glazed frosted side access door with inset lead-effect, Upvc double-glazed window to side with inset lead-effect, Upvc double-glazed window to rear, two three-lamp spotlight fittings, smoke alarm, loft access, coving to ceiling, a range of base and wall-mounted kitchen storage cupboards providing ample domestic cupboard and drawer space, single panelled radiator, round-edged worktop with built-in stainless steel sink unit with mixer tap above, built-in oven with four-ring gas hob and extractor hood above, space for fridge/freezer, space for automatic dishwasher, space for automatic washing machine, a Potterton gas combi boiler providing the domestic hot water and heating systems, ceramic tiled flooring and ceramic splashback tiling.

FIRST FLOOR LANDING

With pendant light fitting, power points and doors leading off to;

BEDROOM ONE (FRONT) 3.89m x 3.71m (12'9" x 12'2")
With Upvc double-glazed window to front with inset lead-effect, pendant light fitting, coving to ceiling, single panelled radiator, TV aerial connection point and power points;

BEDROOM TWO (REAR) 5.00m x 2.41m maximum (16'5" x 7'11" maximum)
With Upvc double-glazed window to rear with inset lead-effect, pendant light fitting, coving to ceiling, single panelled radiator and power points;

FIRST FLOOR BATHROOM

With Upvc double glazed window to rear, light fitting, extractor fan, vertical chrome towel radiator, a white suite comprising low level dual flush W/C, pedestal sink unit with taps above, panelled corner bath unit with mixer tap and separate shower unit above, wood effect vinyl cushion flooring and ceramic splashback tiling.

EXTERNALLY

FOREGARDEN

Bounded by garden brick and garden block walls with timber front access gate and stone slab paving.

ENCLOSED REAR GARDEN

Bounded by garden brick walls and garden block walls with timber access gate, stone slab paving and patio area providing ample patio and sitting space, raised borders and a brick-built external store providing 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 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.

Heaton Terrace, 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

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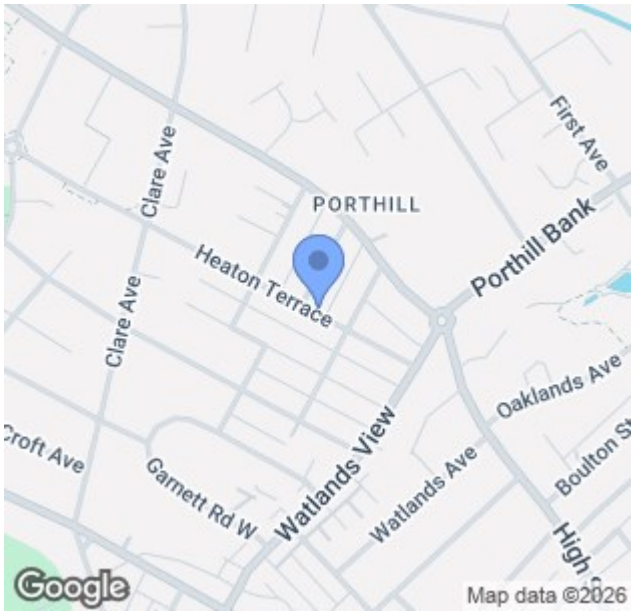

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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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