

15 Garnett Road West, Porthill, Newcastle, Staffs, ST5 8EQ



Freehold £149,950

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional bay-fronted end townhouse, situated within the popular and convenient residential location of Porthill, providing ease of access to local shops, schools, and amenities, whilst also offering excellent road links to both the A34 and A500. As expected, the property benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating. In brief, the accommodation comprises an entrance lobby, bay-fronted lounge, open-plan fitted kitchen/dining room, utility area, and a lean-to providing access to a useful store and ground floor WC. To the first floor are three well-proportioned bedrooms together with a family bathroom. Externally, the property enjoys gardens to both the front and rear elevations, together with off-road parking. 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 accommodation, convenient location, and excellent potential this home has to offer.

ENTRANCE HALL

With Upvc double-glazed frosted front access door, pendant light fitting, smoke alarm, decorative picture rail, double-panelled radiator, staircase rising to the first-floor landing, oak-effect laminate flooring, and door leading off to:



BAY FRONTED LOUNGE 3.91m into bay x 3.89m (12'10" into bay x 12'9")

With Upvc double-glazed bay window to the front, coving to ceiling, decorative ceiling rose, pendant light fitting, panelled radiator, oak-effect laminate flooring, wall-mounted thermostat, power points, and door leading off to:



FITTED KITCHEN / DINING ROOM 3.86m x 3.33m (12'8" x 10'11")

With Upvc double-glazed window to the side, coving to ceiling, fluorescent tube light fitting, a range of base and wall-mounted walnut-effect storage cupboards providing ample domestic cupboard and drawer space, round edged work surfaces incorporating a built-in stainless steel sink unit with chrome mixer tap above, space for a range cooker, ceramic splashback tiling, ceramic tiled flooring, space for a fridge/freezer, double-panelled radiator, power points, and access leading to:



UTILITY AREA 1.04m x 0.94m (3'5" x 3'1")

With Upvc double-glazed frosted window to the side, plumbing for an automatic washing machine, quarry tiled flooring, and two power points.

UNDERSTAIRS STORE

With Upvc double-glazed frosted window to the side, electricity consumer unit, gas meter, two power points, and ample domestic shelving and storage space.

LEAN-TO 4.01m x 1.70m (13'2" x 5'7")

With Upvc double-glazed frosted rear access door, Upvc double-glazed panels to the side and rear aspects, wall light fitting, external cold water tap, vinyl cushion flooring, and door leading to:



STORE 1.68m x 1.24m (5'6" x 4'1")

With ample domestic storage space.

DOWNSTAIRS WC 1.17m x 0.86m (3'10" x 2'10")

With Upvc double-glazed frosted window to the side, pendant light fitting, two power points, low-level WC, and mains water stop cock.



FIRST FLOOR LANDING

With Upvc double-glazed frosted window to the side, access to loft space, pendant light fitting, and doors leading off to:



BEDROOM ONE (FRONT) 3.30m x 3.10m (10'10" x 10'2")

With Upvc double-glazed window to the front, coving to ceiling, decorative picture rail, pendant light fitting, double-panelled radiator, cast iron fireplace, and power points.



BEDROOM TWO (REAR) 3.33m x 3.10m (10'11" x 10'2")

With Upvc double-glazed window to the rear, coving to ceiling, pendant light fitting, double-panelled radiator, TV aerial connection point, power points, and door to built-in boiler cupboard housing a gas combination boiler providing the domestic hot water and central heating systems.



BEDROOM THREE / BOX ROOM 1.88m x 1.68m (6'2" x 5'6")

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



FIRST FLOOR BATHROOM 1.88m x 1.65m (6'2" x 5'5")

With Upvc double-glazed frosted window to the rear, wood-panelled ceiling, access to loft space, coving to ceiling, and a champagne-coloured suite comprising a low-level WC, pedestal wash hand basin, panelled bath with thermostatic shower over, ceramic half-wall tiling, decorative dado rail, slate-effect laminate flooring, and panelled radiator.



EXTERNALLY

FORE GARDEN

With boundaries formed by concrete posts and timber fencing together with mature hedging, a gravelled area providing ease of maintenance, a tarmac driveway providing off-road parking, and side access leading to:

ENCLOSED REAR GARDEN

With boundaries formed by concrete posts and timber fencing, a concrete area providing additional off-road parking together with ample patio and seating space, steps descending to lawn sections with paved pathways, and timber and aluminium garden sheds providing 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

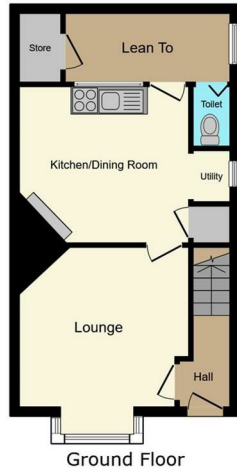
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

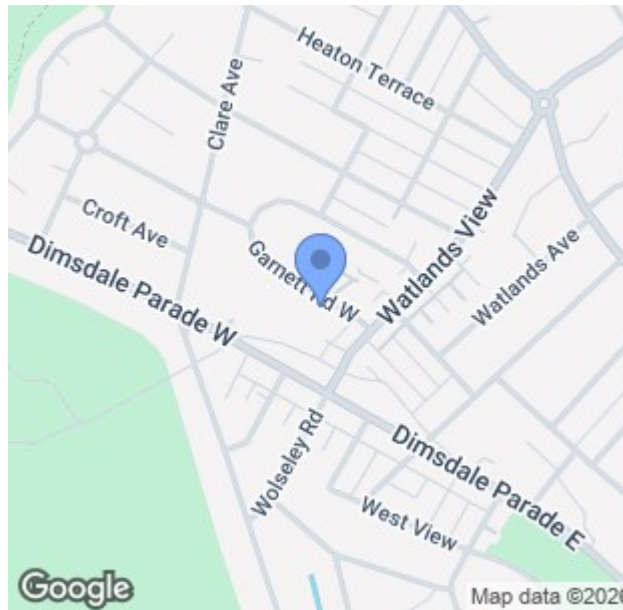
VIEWING

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



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HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

