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ESTATE AGENTS & LETTINGS
Bob Gutteridge

3 Sparrow Terrace, Porthill, Newcastle, Staffs, ST5 8PD

Freehold O.I.R.O. £138,000

Bob Gutteridge Estate Agents are pleased to offer to the market this desirable fore courted three-storey terraced home, situated in this ever-popular and convenient Porthill location. The property provides ease of access to local shops, schools and amenities, whilst also offering good road links to both the A34 and A500. As you would expect, this home offers the modern-day comforts of Upvc double glazing, together with gas combination central heating, and in brief the accommodation comprises lounge, sitting room, fitted kitchen and ground floor bathroom. To the first floor are two generous double bedrooms, together with access to the second floor, where the third bedroom can be found. Externally, the property offers a fore court frontage, whilst to the rear is a pleasant sized enclosed garden. Offering versatile three-storey accommodation in a popular and convenient location, this home is sure to appeal to a variety of purchasers.

We are also pleased to confirm that this home is being sold with the added advantage of NO VENDOR UPWARD CHAIN !

LOUNGE 3.78m x 3.56m (12'5" x 11'8")

With Upvc double-glazed frosted front access door, Upvc double-glazed window to front, artexed walls and ceiling, pendant light fitting, two spotlight fittings, feature brick fireplace with gas fire, oak-effect laminate flooring, built-in meter cupboard, TV aerial connection point, power points, and access to:

INNER PASSAGE

With artexed walls and ceiling, oak-effect flooring, and door leads off to:

CELLAR

With steps leading down, lighting, and original stillage.

SEPARATE SITTING ROOM 3.86m x 3.76m (12'8" x 12'4")

With Upvc double-glazed window to rear, artex to ceiling, smoke alarm, panelled radiator, pendant light fitting, beechwood-effect laminate flooring, power points, door to first floor landing, and access leads off to:

FITTED KITCHEN 3.00m x 1.93m (9'10" x 6'4")

With Upvc double-glazed window to side, artex to ceiling, batten light fitting, Ideal gas combination boiler providing the domestic hot water and central heating systems, range of base and wall-mounted high-gloss white storage cupboards providing ample domestic cupboard and drawer space, round-edge work surface with built-in bowl-and-a-half stainless steel sink unit with chrome mixer tap above, built-in four-ring gas hob unit with oven beneath, plumbing for automatic washing machine, space for condenser dryer, space for fridge/freezer, and access to

REAR LOBBY AREA

With Upvc double-glazed frosted side access door, artex to ceiling, batten light fitting, access to service hatch, ceramic tiled flooring, and door to built-in storage cupboard providing ample domestic shelving and storage space.

GROUND FLOOR BATHROOM 2.39m x 1.75m (7'10" x 5'9")

With Upvc double-glazed frosted window to side, artex to ceiling, batten light fitting, fully tiled with high-gloss white wall ceramics incorporating inset random-pattern tile, a white suite comprising low-level WC, pedestal sink unit and panelled bath unit with mixer tap and shower attachment, thermostatic direct-flow shower, panelled radiator, and ceramic tiled flooring.

FIRST FLOOR LANDING

With Artexed ceiling, pendant light fitting, stairs to second floor landing, and doors to rooms including:

BEDROOM ONE (REAR) 3.86m x 3.73m (12'8" x 12'3")

With Upvc double-glazed window to rear, pendant light fitting, artexed ceiling, panelled radiator, and power points.

BEDROOM TWO (REAR) 3.76m x 2.69m (12'4" x 8'10")

With Upvc double-glazed window to rear, artexed ceiling, pendant light fitting, panelled radiator, power points, and door to understairs storage cupboard providing ample domestic storage space.

SECOND FLOOR LANDING

With batten light fitting and door leading off to:

BEDROOM THREE 3.86m plus recess x 2.97m (12'8" plus recess x 9'9")

With Upvc double-glazed window to rear, batten light fitting, smoke alarm, beechwood-effect laminate flooring, power points, and door providing access to eaves storage providing further storage space.

EXTERNALLY

FORE COURT

Bounded by garden brick walls with a paved frontage providing ease of maintenance.

ENCLOSED REAR YARD / GARDEN

Bounded by garden brick walls, with an expansive paved area providing ease of maintenance, along with ample domestic patio and sitting 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.

Sparrow 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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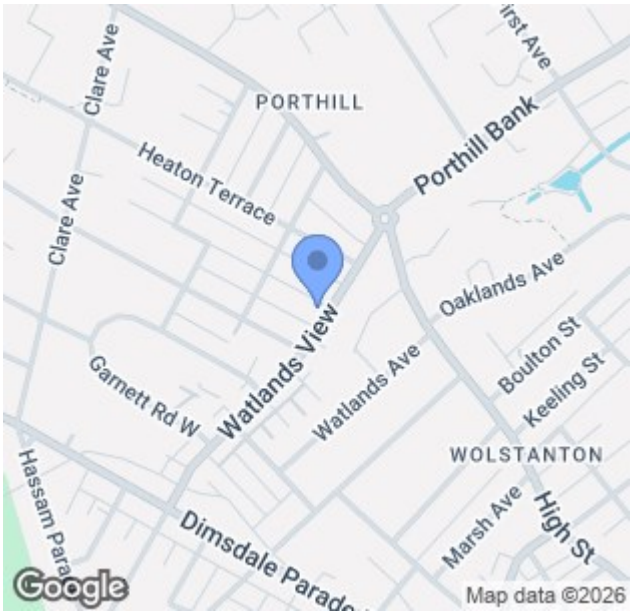

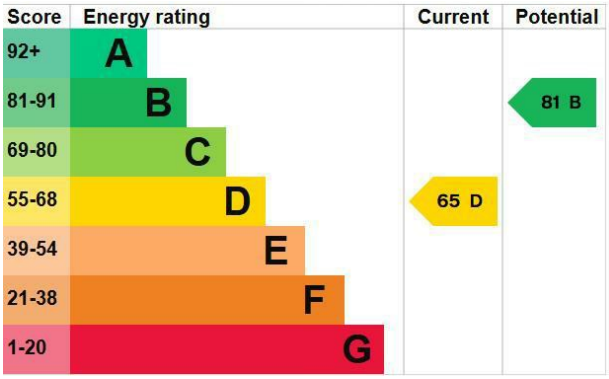

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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