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ESTATE AGENTS & LETTINGS
Bob Gutteridge

71 Hillport Avenue, Porthill, Newcastle, Staffs, ST5 8QR

Freehold Offers in excess of £140,000

Bob Gutteridge Estate Agents are pleased to bring to the market this well presented traditional semi detached home situated in this ever popular and convenient Porthill location which provides ease of access to local shops, schools and amenities as well as being well placed for access to both the A34 & A500. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance lobby, lounge, fitted kitchen, ground floor WC and built in store. To the first floor are two double bedrooms along with a four piece first floor bathroom. Externally the property offer a fore garden which subject to usual planning consents offers scope to create off road parking and to the rear a desirable sized rear garden. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

ENTRANCE LOBBY

With Upvc part panelled, part frosted glazed front access door, pendant light fitting, panelled radiator, stairs to first floor landing, Honeywell thermostat, and door leading off to:

LOUNGE 4.14m x 3.91m (13'7" x 12'10")

With Upvc double glazed window to front with inset Georgian pattern, three lamp brass and glass light fitting, decorative picture rail, feature fireplace with built-in Cannon gas fire, TV aerial connection point, BT telephone point (subject to usual transfer regulations), panelled radiator, and power points. Door provides access to:

BUILT IN STORAGE CUPBOARD

With frosted glazed window to side, electricity consumer unit, gas meter, and ample domestic shelving and storage space.

FITTED KITCHEN 2.54m x 2.29m (8'4" x 7'6")

With Upvc double glazed window to rear, artex to ceiling, pendant light fitting, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surfaces incorporate a one and a half bowl sink unit with chrome mixer tap above, built in Belling four ring ceramic electric hob with oven beneath plus extractor hood above, integrated under counter fridge/freezer, plumbing for automatic washing machine, panelled radiator, vinyl cushion flooring, power points and access leading to:

GROUND FLOOR WC 2.57m x 1.52m maximum (8'5" x 5'0" maximum)

With Upvc double glazed frosted window to rear, spotlight fitting, fully tiled walls with decorative border, a coloured suite comprising low level WC and pedestal sink unit, panelled radiator, vinyl cushion flooring, and door to built-in airing cupboard housing the copper hot water cylinder.

REAR LOBBY AREA

With frosted Upvc side access door, vinyl cushion flooring, and door providing access to:

BUILT IN STORE (FORMER WC) 1.35m x 0.84m (4'5" x 2'9")

With frosted glazed window to side, pendant light fitting, water meter, and vinyl cushion flooring.

FIRST FLOOR LANDING

With frosted glazed window to side, pendant light fitting, access to loft space, smoke alarm, and doors leading off to:

BEDROOM ONE (FRONT) 3.96m x 3.25m (13'0" x 10'8")

With Upvc double glazed window to front with inset Georgian pattern, pendant light fitting, panelled radiator, feature cast iron fireplace, power points, and door to built-in wardrobe providing ample hanging and storage space.

BEDROOM TWO (REAR) 3.51m x 2.87m (11'6" x 9'5")

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

FIRST FLOOR BATHROOM 2.54m x 1.93m (8'4" x 6'4")

With Upvc double glazed window to rear, pendant light fitting, and a champagne coloured suite comprising low level WC, pedestal sink unit, panelled bath, and corner glazed shower cubicle with thermostatic direct flow shower. Ceramic splashback tiling with decorative border, panelled radiator, and vinyl cushion flooring.

EXTERNALLY

FORE GARDEN

Bounded by concrete block walls and timber fencing. A timber gate provides pedestrian access, with paved pathways, stone chippings, and mature shrubs and plants to borders.

REAR GARDEN

An enclosed rear garden bounded by concrete post and timber fencing, with a paved patio area providing ample space for seating and entertaining, along with a lawn section and mature shrubs and plants to borders.

COUNCIL TAX

Band 'B' 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.

71, Hillport Avenue, Newcastle, ST5 8QR, GB

Ground Floor First 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

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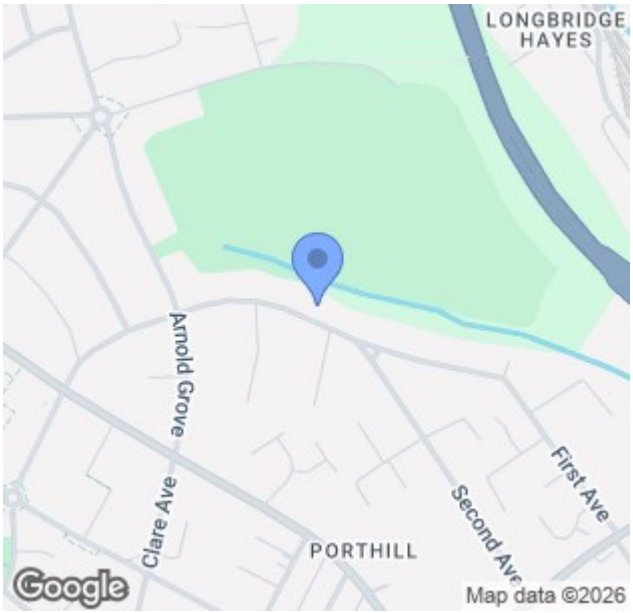

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

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