

2 Watlands View, Porthill
Newcastle, Staffs ST5 8AA
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50 Vale View, Porthill, Newcastle-under-Lyme, Staffordshire, ST5 0AF



Freehold £159,950

Bob Gutteridge Estate Agents are pleased to bring to market this traditional semi-detached home situated in this ever popular and convenient Porthill location, which provides ease of access to the village of Wolstanton where local shops, schools and amenities can all be located as well as good road links to the A34 & A500. As you would expect this home offers the modern day comforts of double glazing along with gas central heating and in brief the accommodation comprises of entrance lobby, lounge, fitted kitchen, dining room and to the first floor are two bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear along with off road parking and a detached garden room. Viewing Essential !

ENTRANCE HALLWAY 1.32m x 0.94m (4'4" x 3'1")

With Upvc double glazed front access door, double glazed frosted window to side, two spotlight fittings, ceramic tiled flooring, single panelled radiator, thermostat, power points, stairs to first floor and door leading off to;



LOUNGE 3.78m maximum x 4.11m (12'5" maximum x 13'6")

With double glazed window to front, three-lamp light fitting, double panelled radiator, feature hearth with pebble effect electric fire, TV aerial connection point, power points and door leading off to;

FITTED KITCHEN 2.39m x 3.20m (7'10" x 10'6")

With aluminium double glazed frosted rear access door, double glazed rear window, fluorescent light fitting, ceramic tiled flooring, a range of base and wall mounted storage cupboards providing cupboard and drawer space, round edge butcher's block effect worktop, built-in stainless steel sink unit with dual compartment, gas oven with four-ring gas hob and extractor hood above, space for automatic washing machine, space for fridge/freezer and access off to;



DINING ROOM 2.31m x 3.23m (7'7" x 10'7")

With double glazed window to rear, enclosed light fitting, single panelled radiator, double panelled radiator, coving to ceiling and Openreach connection point (subject to usual transfer regulations), power points and ceramic tiled flooring.



FIRST FLOOR LANDING 4.52m x 1.78m (14'10" x 5'10")

With double glazed windows to front and side aspects, four spotlight fittings, loft access, power points and doors leading off to;



BEDROOM ONE (FRONT) 3.51m x 2.95m (11'6" x 9'8")

With double glazed window to front, four spotlight fittings, double panelled radiator, feature hearth with period fireplace, original timber flooring, coving to ceiling and power points.



BEDROOM TWO (REAR) 3.89m x 2.69m (12'9" x 8'10")

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



FIRST FLOOR BATHROOM 2.84m x 1.98m (9'4" x 6'6")

With double glazed window to rear, enclosed light fitting, double panelled radiator, a white suite comprising low level dual flush WC, pedestal sink unit with mixer tap above, panel bath unit with mixer tap above, airing cupboard housing a Worcester gas boiler providing the domestic heating system and a hot water cylinder providing the domestic hot water system, ceramic wall tiling and tile effect vinyl cushion flooring.



EXTERNALLY

FORE GARDEN

Bounded by garden brick walls, with stone flag paving, stone chippings, raised borders, and driveway parking for up to two vehicles



ENCLOSED REAR GARDEN

Bounded by garden block wall with stone paving and patio area providing ample domestic patio and sitting space, timber front access gate and access off to;



DETACHED GARDEN ROOM 3.10m x 3.23m (10'2" x 10'7")

With Upvc double glazed patio doors, Upvc double glazed windows to side and front aspects, three spotlight fittings, power points and door leading off to;



WORKSHOP 3.10m x 2.36m (10'2" x 7'9")

With six spotlight fittings, power points, electricity consumer unit and access off to;

ADDITIONAL WORKSHOP SPACE 2.95m x 2.34m (9'8" x 7'8")

With Upvc double glazed front access door, Upvc double glazed window to front, four spotlight fittings and power points.

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

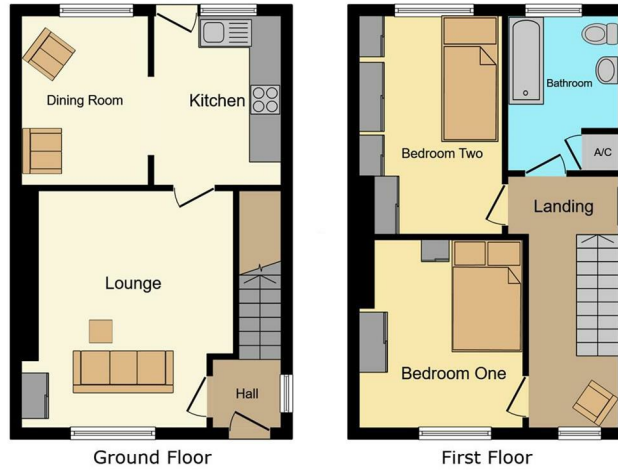
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

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

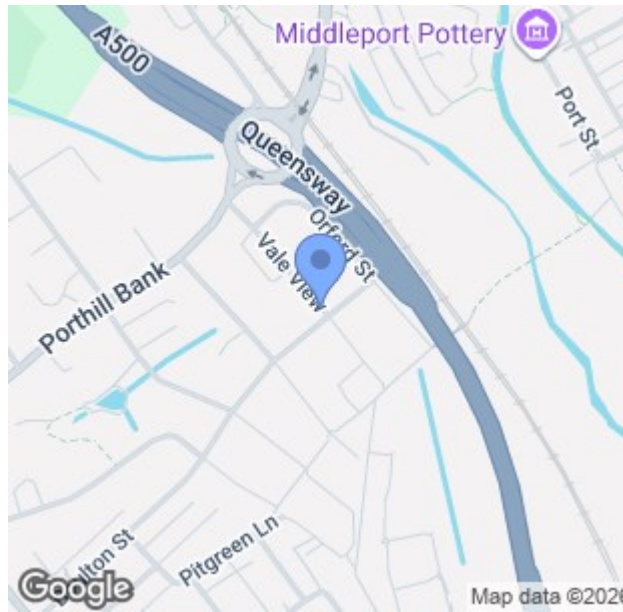
VIEWING

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

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ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 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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