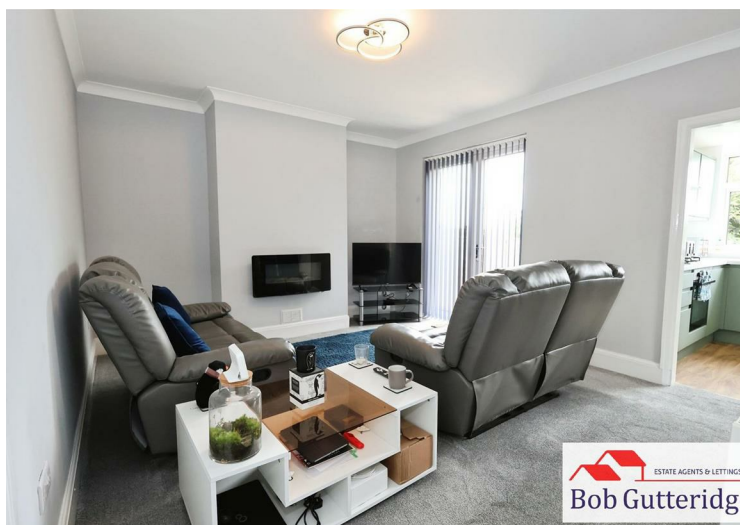


## 39 Garnett Road West, Porthill, Newcastle, Staffs, ST5 8EQ



**Freehold Offers in excess of £225,000**

Bob Gutteridge Estate Agents are delighted to present this beautifully modernised period semi-detached home, occupying a desirable plot backing onto allotments and enjoying a wonderful sense of privacy to the rear.

Recently updated throughout, this impressive home effortlessly combines period character with contemporary living. Benefitting from Upvc double glazing and gas combination central heating, the thoughtfully arranged accommodation briefly comprises: entrance hall, bay-fronted sitting room, a spacious lounge with patio doors opening onto the garden, a stylish modern fitted kitchen, and a ground floor WC. To the first floor, the property continues to impress with three well-proportioned bedrooms and a luxury modern family bathroom finished to an excellent standard. Externally, the home occupies a generous plot with mature gardens to both the front and rear, along with the added advantage of off-road parking. The rear outlook across adjoining allotments provides a particularly pleasant and peaceful setting. Conveniently located, the property offers excellent access to local shops, schools, and amenities, whilst also benefiting from strong road links to the A34 and A500.

Offered for sale with the added benefit of no vendor chain, this stunning home is ready to move straight into. Early viewing is highly recommended !

### **ENTRANCE HALL 1.80m x 3.71m (5'11" x 12'2")**

With Upvc double glazed front access door with glazed panels to sides, Upvc double glazed frosted window to side aspect, pendant light fitting, coving to ceiling, double panelled radiator, BT Openreach connection point (subject to usual transfer regulations), wood effect laminate flooring, stairs to first floor landing and doors leading off to;



### **BAY FRONTED DINING ROOM 4.19m maximum x 3.28m maximum (13'9" maximum x 10'9" maximum)**

With Upvc double glazed bay window to front, pendant light fitting, double panelled radiator, feature fitted electric fire and power points.



## LOUNGE 4.22m maximum x 3.71m (13'10" maximum x 12'2")

With Upvc double glazed patio doors to rear, pendant light fitting, coving to ceiling, battery and mains smoke alarm, double panelled radiator, feature fitted electric fire, TV aerial connection point, power points, under-stair storage cupboard providing ample domestic storage space and door leading off to;



## MODERN FITTED KITCHEN 2.49m x 2.29m (8'2" x 7'6")

With Upvc double glazed window to rear, four spotlight fittings, a range of base and wall-mounted sage-coloured storage cupboards providing ample domestic cupboard and drawer space, square-edge worktop with built-in stainless steel sink with mixer tap above, Lamona fitted four-ring gas hob with extractor hood above plus oven beneath, space for fridge/freezer, fitted electric heater, plumbing for automatic washing machine, wood effect laminate flooring and power points.



## REAR LOBBY

With Upvc double glazed frosted side access door, spotlight fitting, single panelled radiator, tile-effect vinyl cushion flooring and door leading off to;



## GROUND FLOOR W/C

With Upvc double glazed frosted window to side, spotlight fitting, low-level dual flush WC, tile effect vinyl cushion flooring and an Ideal Instinct gas combination boiler providing the domestic hot water and central heating systems.



## FIRST FLOOR LANDING 2.01m x 2.87m (6'7" x 9'5")

With Upvc double glazed frosted window to side, pendant light fitting, battery smoke alarm, power points and doors leading off to;



## BEDROOM ONE 3.28m x 3.73m (10'9" x 12'3")

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



### **BEDROOM TWO 3.25m maximum x 3.66m (10'8" maximum x 12'0")**

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



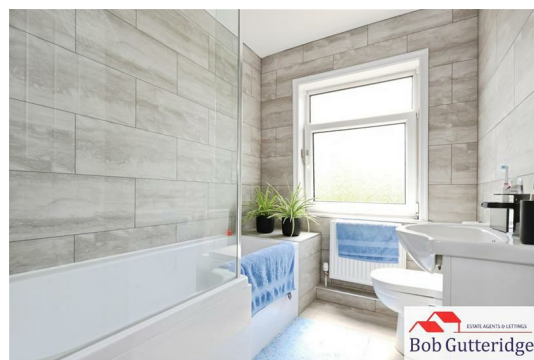
### **BEDROOM THREE 1.83m x 2.21m (6'0" x 7'3")**

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



### **FIRST FLOOR BATHROOM 1.83m x 2.18m (6'0" x 7'2")**

With Upvc double glazed frosted window to rear, four spotlight fittings, extractor fan, double panelled radiator, a white suite comprising of low-level dual flush WC, vanity sink unit, panel bath unit with mixer tap above plus thermostatic direct flow shower with additional hair attachment and fully tiled in modern grey ceramic tiles.



### **EXTERNALLY**

## FRONT GARDEN

Bounded by garden block wall along with concrete post and timber fencing, a driveway provides ample off road parking for two or so vehicles and access leads off to;

## ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, a paved area provides ample domestic patio and sitting space, generous lawn section with mature shrubs to borders and two timber sheds providing ample external storage space.



## COUNCIL TAX

Band 'C' 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**

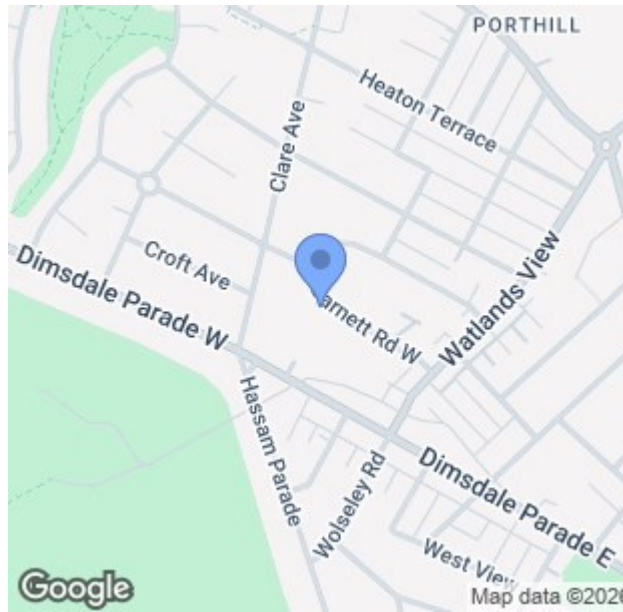
Main services of gas, electricity, water and drainage are connected.

## **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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 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

