2 Watlands View, Porthill
Newcastle, Staffs ST5 8AA
Tel: 01782 717341
WebSite: www.bobgutteridge.co.uk
E-mail: enquiries@bobgutteridge.co.uk

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ESTATE AGENTS & LETTINGS
Bob Gutteridge

19 Meliden Way, Penkhull, Stoke-On-Trent, Staffordshire, ST4 5DZ







Freehold £239,950

Bob Gutteridge Estate Agents are delighted to bring to the market this traditional semi-detached home situated within a highly regarded cul-de-sac location in Penkhull, conveniently placed for local shops, schools and amenities, whilst also offering excellent access to the North Staffordshire NHS Hospital complex. This spacious family home benefits from the modern comforts of Upvc double glazing together with gas combination central heating, and in brief the well planned accommodation comprises of storm porch, entrance hall, spacious lounge, dining room, fitted kitchen and a ground floor W/C. To the first floor are three generous bedroom in addition to a first floor bathroom. Externally, the property enjoys well established gardens to both the front and rear, together with off road parking and a detached brick garage.

We can also confirm that this home is being sold with the added benefit of No Vendor Upward Chain !

STORM PORCH 1.27m x 1.04m (4'2" x 3'5")

With Upvc double-glazed front access door, Upvc double-glazed windows to side and front aspects, ceramic tile flooring and a timber-glazed frosted door leading off to;



ENTRANCE HALLWAY 4.57m x 1.96m maximum (15'0" x 6'5" maximum)

With Upvc double-glazed frosted window to side, two pendant light fittings, coving to ceiling, single panelled radiator, decorative dado railing, smoke alarm, power points, stairs to first floor and doors leading off to;



BAY-FRONTED LOUNGE 4.37m x 3.45m (14'4" x 11'4")
With Upvc double-glazed bay window to front, pendant light fitting, feature hearth with coal-effect fire and timber surround, TV aerial connection point, power points, coving to ceiling and access off to;







DINING AREA 3.07m x 2.69m (10'1" x 8'10")
With Upvc double-glazed sliding patio doors to rear, pendant light fitting, coving to ceiling, single panelled radiator, decorative dado rail and power points.





FITTED KITCHEN 3.00m x 2.69m (9'10" x 8'10")

With Upvc double-glazed frosted side access door, Upvc double-glazed window to rear, pendant light fitting, double panelled radiator, a range of base and wall-mounted kitchen storage cupboards providing ample domestic cupboard and drawer space, round-edged worktop, built-in stainless steel bowl and a half sink unit with mixer tap above, Indesit dual-compartment oven with four-ring gas hob above, space for automatic washing machine, space for fridge, access to understairs storage cupboard providing ample domestic storage space, ceramic tile flooring, ceramic splashback tiling and power points.









GROUND FLOOR WC 2.13m x 0.91m (7'0" x 3'0")

With timber-glazed frosted window to side, pendant light fitting, vertical chrome towel radiator, decorative dado rail, a white suite comprising low-level WC and hand wash basin with taps above, ceramic splashback tiling, built-in meter cupboard housing the gas meter and ceramic floor tiling.



FIRST FLOOR LANDING 3.45m x 2.06m (11'4" x 6'9")
With Upvc double-glazed frosted window to side, pendant light fitting, smoke alarm, loft access, built-in airing cupboard housing a Worcester gas combination boiler providing the domestic hot water and heating systems, decorative dado rail, power points and doors leading off to;





BEDROOM ONE (FRONT) 4.14m x 3.10m maximum (13'7" x 10'2" maximum)
With Upvc double-glazed window to front, pendant light fitting, coving to ceiling, single panelled radiator, fitted wardrobes providing ample domestic storage space and power points.







BEDROOM TWO (REAR) 3.38m x 3.30m (11'1" x 10'10")
With Upvc double-glazed window to rear, pendant light fitting, single panelled radiator, coving to ceiling and power points.







BEDROOM THREE (FRONT) 2.34m x 2.16m (7'8" x 7'1")
With Upvc double-glazed window to front, pendant light fitting, coving to ceiling, single panelled radiator and power points.





FIRST FLOOR BATHROOM 2.03m x 1.68m (6'8" x 5'6")

With Upvc double-glazed frosted window to rear, four-lamp spotlight fitting, single panelled radiator, a white suite comprising low-level dual-flush WC, vanity sink unit with mixer tap above and panelled bath unit with mixer tap and separate shower attachment above, ceramic wall tiling with decorative dado tiling and wood-effect laminate flooring.





EXTERNALLY

FOREGARDEN

Bounded by garden brick walls, mature border hedges and a garden block wall, with modest lawn, built-in meter cupboard housing the electric meter and block-paved driveway providing parking for up to two vehicles.







ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing, with block paving and patio area providing ample domestic patio and sitting space, modest lawn providing ease of maintenance, mature border shrubbery, timber-built garden shed providing ample domestic storage space, greenhouse, outdoor tap, plus block-paved driveway providing additional parking space and access off to;











DETACHED BRICK-BUILT GARAGE 5.64m x 2.87m (18'6" x 9'5")
With timber front access doors, timber-glazed window to rear, Upvc double-glazed windows to side, electricity consumer unit, two tube light fittings, built-in storage cupboards and ample domestic storage space.

COUNCIL TAX
Band 'C' amount payable to City of Stoke-on-Trent 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.

Meliden Way, Stoke-on-trent

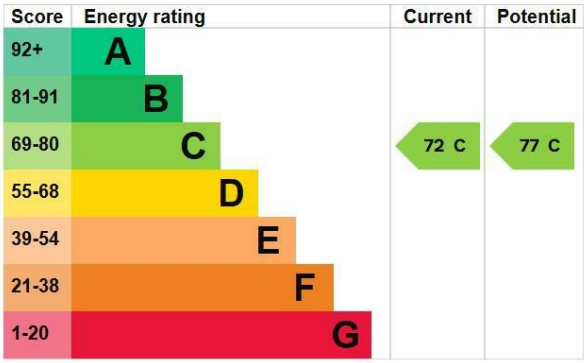


Ground Floor First Floor

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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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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