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

8 West View, Wolstanton, Newcastle, Staffs, ST5 8DL







Freehold Offers around £169,950

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable semi detached home situated in this ever popular Wolstanton location which provides ease of access to local shops, schools and amenities as well being well placed for the ever popular Wolstanton Marsh. This home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, bay fronted lounge, open plan fitted kitchen/dining room, Upvc double glazed conservatory and to the first floor are two double bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear along with off road parking. We can also confirm that this home is being sold with the added benefit of No Vendor Chain ! Viewing Advised !

ENTRANCE HALL

Accessed via a composite double glazed frosted front door, with an original frosted glazed window featuring inset lead pattern and stained glass detail. The hallway includes built-in meter cupboards, coving, a panelled radiator, smoke alarm, and staircase leading to the first floor. Access leads off to;





BAY FRONTED LOUNGE 4.29m into bay x 3.18m (14'1" into bay x 10'5")

A bright reception room with UPVC double glazed bay window to the front elevation, coving, and feature fireplace housing a living flame coal-effect gas fire, TV aerial, Virgin Media connection points (subject to usual regulations) and power points.





OPEN PLAN FITTED KITCHEN / DINING ROOM 4.93m x 3.94m maximum (16'2" x 12'11" maximum)

With Upvc double glazed window to side, Upvc double glazed sliding patio door to rear, fitted with a range of base and wall units, ample work surfaces, a stainless steel sink unit, space for freestanding appliances including cooker plus fridge/freezer, wood-effect vinyl flooring, a feature fireplace with gas fire, power points, panelled radiator and a Glow-worm boiler providing the domestic hot water and central heating systems.









UTILITY CUPBOARD

With plumbing for an automatic washing machine, space for a condenser dryer, gas meter, and additional storage.

UPVC DOUBLE GLAZED CONSERVATORY 2.29m x 2.18m (7'6" x 7'2")

With double glazed panels and patio doors leading to the rear garden, ceramic tiled flooring and power points.



FIRST FLOOR LANDING

With frosted Upvc double glazed window to the side, pendant light fitting, loft access and doors lead off to rooms including;





BEDROOM ONE (FRONT) 4.98m reducing to 3.96m x 3.66m (16'4" reducing to 13'0" x 12'0")

Spacious double bedroom with two front-facing Upvc double glazed windows, decorative picture rail, stripped and treated floorboards, built-in wardrobe, power points and airing cupboard housing the hot water cylinder.







BEDROOM TWO (REAR) 3.94m x 3.15m (12'11" x 10'4")
Another double bedroom with rear aspect Upvc double glazed window, stripped floorboards, decorative picture rail, power points and built-in wardrobe.







FIRST FLOOR BATHROOM 2.90m x 1.65m (9'6" x 5'5")
With Upvc double glazed frosted window to rear elevation, fitted with a white suite comprising low-level WC, pedestal wash hand basin, and panelled bath with Triton electric shower over, fully tiled walls, laminate flooring and heated towel radiator.





EXTERNALLY

FORE GARDEN

A driveway provides off-road parking, complemented by mature shrubs and planting. Access leads alongside the property to;



REAR GARDEN

An enclosed, low-maintenance garden featuring a paved patio seating area, gravelled sections, artificial lawn, and additional patio space to the rear. Access leads off to;









DETACHED SECTIONAL GARAGE
Providing useful external storage with double doors and side windows.

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.

8, West View, Newcastle Under Lyme, Wolstanton Staffs, ST5 8DL, GB

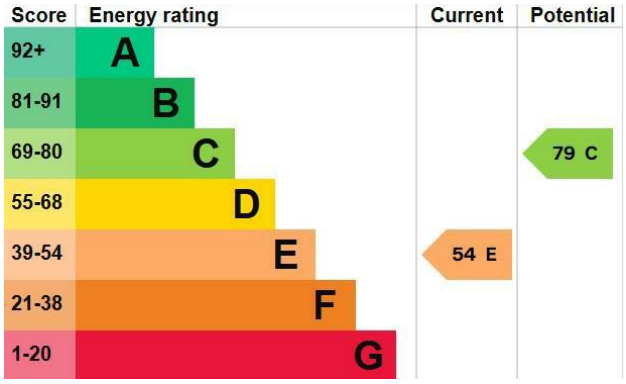


Ground Floor First Floor

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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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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