

76 Sparrow Terrace, Porthill, Newcastle, Staffs, ST5 8PQ



Freehold Offers in the region of £139,950

**** NO VENDOR CHAIN ! GARAGE TO REAR ! **** Bob Gutteridge Estate Agents are delighted to bring to the market this traditional semi-detached home situated in the ever popular and highly convenient Porthill location. The property is ideally placed for access to local shops, schools and amenities, whilst also providing excellent road links to the A34 and A500, making it an ideal purchase for families, first time buyers or investors alike. As you would expect, this home benefits from the modern-day comforts of Upvc double glazing along with gas central heating. In brief, the well-proportioned accommodation comprises of an entrance hall, a spacious through lounge/dining room and a fitted kitchen. To the first floor are two generous double bedrooms along with a first floor family bathroom. Externally, the property enjoys a forecourt to the frontage, whilst to the rear there is an enclosed garden providing space for outdoor seating and relaxation, along with the added advantage of a detached brick garage. We can also confirm that this property is being offered for sale with the added benefit of No Vendor Chain, making it an excellent opportunity for purchasers seeking a straightforward move.

Early viewing is strongly recommended to fully appreciate the location and potential this home has to offer.

ENTRANCE HALL

With part panel/part frosted glazed front access door incorporating inset leaded pattern with glazed skylight above, panelled radiator, ceramic tiled flooring, wall mounted thermostat and door leading off to;



**OPEN PLAN LOUNGE / DINING ROOM 8.61m into bay x 4.14m
reducing to 3.05m (28'3" into bay x 13'7" reducing to 10'0")**

With Upvc double glazed bay window to front elevation and Upvc double glazed window to rear elevation, two pendant light fittings, two wall light fittings, two double panelled radiators, feature fireplace with built in modern pebble effect electric fire, TV aerial connection point, Virgin Media connection point (subject to usual transfer regulations), built in gas and electricity meter cupboards, stairs to first floor landing and power points. Door leading off to;



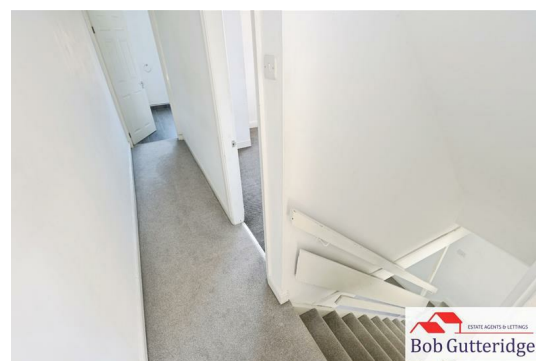
FITTED KITCHEN 4.52m x 2.18m (14'10" x 7'2")

With Upvc double glazed window to side elevation and Upvc double glazed frosted side access door. A range of base and wall mounted white storage cupboards providing ample domestic cupboard and drawer space with round edge work surfaces incorporating one and a half stainless steel sink unit with chrome mixer tap above. Built in four ring gas hob with oven beneath and extractor hood above, ceramic splashback tiling, ceramic tiled flooring, space for fridge/freezer, plumbing for automatic washing machine, space for condenser dryer, power points and Glow-worm Ultimate boiler providing the domestic hot water and central heating systems.



FIRST FLOOR LANDING

With pendant light fitting, smoke alarm and doors leading off to rooms including;



BEDROOM ONE (FRONT) 4.09m x 3.33m + recess (13'5" x 10'11" + recess)

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



BEDROOM TWO (REAR) 3.43m plus recess x 3.10m maximum (11'3" plus recess x 10'2" maximum)

With Upvc double glazed window to rear elevation, pendant light fitting, panelled radiator, power points and doors to built in airing cupboard housing the copper hot water cylinder along with ample domestic shelving and storage space.



FIRST FLOOR BATHROOM 2.31m x 2.18m (7'7" x 7'2")

With Upvc double glazed frosted window to rear elevation, three lamp light fitting, extractor fan and a modern white suite comprising low level dual flush WC, vanity sink unit with chrome mixer tap above, panelled bath unit with mixer tap and shower attachment along with Triton T80 electric shower, ceramic splashback tiling, ceramic tiled flooring and modern vertical radiator.



**EXTERNALLY
FORE COURT**

REAR GARDEN

Bounded by mature hedges to borders along with concrete posts and concrete panel fencing. Paved areas provide ample patio and sitting space, with lawn section and bark chippings to borders providing ease of maintenance.



DETACHED BRICK GARAGE

With Upvc double glazed window to rear elevation, double glazed frosted rear access door, metal up and over door and ample domestic external storage space.

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

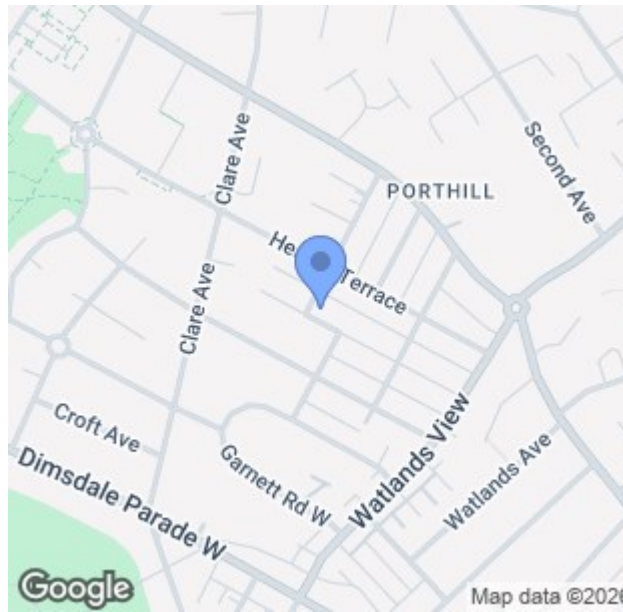
Main services of gas, electricity, water and drainage are connected.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 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

