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

naea | propertymark PROTECTED

ESTATE AGENTS & LETTINGS
Bob Gutteridge

55 Mellor Street, Packmoor, Stoke-On-Trent, ST7 4SN







Freehold £197,650

Bob Gutteridge Estate Agents are pleased to offer to the market this much-loved semi-detached home, which has remained within the same family since 1938. This generous and well-proportioned property is presented to a good standard and has recently benefited from redecoration throughout. The home offers the modern-day comfort of Upvc double glazing together with electric heating worked off an app. In brief, the accommodation comprises a storm porch, entrance hall, spacious lounge, separate sitting room with patio doors opening onto the garden, fitted kitchen, and ground floor WC. To the first floor are three well-proportioned bedrooms together with a family bathroom. Externally, the property enjoys gardens to both the front and rear elevations, together with off-road parking. The property is conveniently located for local amenities and offers good road links to the A527.

The agents are also pleased to confirm that this much-loved family home is offered to the market with the additional benefit of No Vendor Upward Chain !

Viewing is highly recommended to fully appreciate the generous accommodation, established family history, and convenient location this well-presented home has to offer.

STORM PORCH

With Upvc double glazed frosted front access door with frosted double glazed panels to the side, Upvc double glazed frosted window to the side, original tiled flooring, and part-panelled, part-glazed door providing access to:

ENTRANCE HALL

With double glazed window to the front, part-panelled, part-glazed front access door, pendant light fitting, decorative picture rail, smoke alarm, staircase rising to the first floor landing, BT telephone point (subject to usual transfer regulations), two power points, and door to:





UNDERSTAIRS STORAGE CUPBOARD

With frosted glazed window to the side, electricity consumer unit and meter, batten wall light fitting, gas meter, quarry tiled flooring, and ample domestic shelving and storage space.

LOUNGE 3.78m x 3.18m (12'5" x 10'5")

With Upvc double glazed windows to the front and side aspects, pendant light fitting, side glazed window, decorative picture rail, ceramic tiled feature fireplace incorporating a built-in living flame coal-effect gas fire, and power points.







SITTING ROOM 3.76m x 3.15m (12'4" x 10'4")

With Upvc double glazed patio doors to the rear, double glazed units to the sides and skylight, pendant light fitting, decorative picture rail, wall-mounted gas fire, TV aerial connection point, power points, and built-in storage cupboard providing ample domestic shelving and storage space.





FITTED KITCHEN 2.72m x 1.78m (8'11" x 5'10")

With Upvc double glazed window to the side, LED light fitting, a range of base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space, round-edge work surface incorporating a built-in stainless steel sink unit with taps above, Bosch automatic washing machine, Leisure 2100 Sterling freestanding gas cooker with four-ring hob, ceramic splashback tiling, quarry tiled flooring, extractor fan, and multi-glazed frosted rear access door providing access to:





REAR LOBBY AREA 1.75m x 0.99m (5'9" x 3'3")

With wood panelling to ceiling, batten light fitting, Upvc double glazed frosted side access door, ceramic tiled flooring, wall-mounted electric heater, space for Bosch fridge/freezer, power points, and access to:

DOWNSTAIRS WC 1.73m x 0.76m (5'8" x 2'6")

With Upvc double glazed frosted window to the rear, wood panelling to ceiling, batten light fitting, a white suite comprising low-level WC and vanity sink unit with chrome mixer tap above, ceramic tiled flooring, and mains stop water tap.



FIRST FLOOR LANDING

With Upvc double glazed window to the side, access to loft space with retractable ladder, pendant light fitting, smoke alarm, wall-mounted electric heater, two power points, and doors leading off to:



BEDROOM ONE (FRONT) 3.78m x3.18m (12'5" x10'5")
With Upvc double glazed window to the front, pendant light fitting, decorative picture rail, wall-mounted electric heater, TV aerial lead, and power points.





BEDROOM TWO (REAR) 3.78m x 3.18m (12'5" x 10'5")
With Upvc double glazed window to the rear, pendant light fitting, decorative picture rail, power points, wall-mounted electric heater, and sliding wardrobe doors revealing a built-in wardrobe providing ample domestic hanging and storage space.





BEDROOM THREE (FRONT)
With Upvc double glazed window to front, pendant light fitting, decorative picture rail, electric wall mounted heater and power points.



FIRST FLOOR BATHROOM 2.67m x 1.78m (8'9" x 5'10")

With Upvc double glazed frosted window to the rear, enclosed light fitting, a white suite comprising low-level WC, vanity sink unit with chrome taps above, corner shower bath with Gainsborough electric shower above, ceramic splashback tiling, vinyl cushion flooring, and door to a built-in airing cupboard housing the copper hot water cylinder.



EXTERNALLY



FORE GARDEN

Bounded by garden block walls and mature hedging, with a lawned area and a concreted area providing off-road parking for two vehicles. Access alongside the property provides access to:

ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing, with a paved area providing patio and sitting space, tiered garden with lawn section and mature shrubs to borders, further tiered paved area to the rear providing additional patio and sitting space, and access to a garden timber shed providing ample domestic external storage space.









COUNCIL TAX

Band 'B' 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.

Mellor Street, Stoke-On-Trent

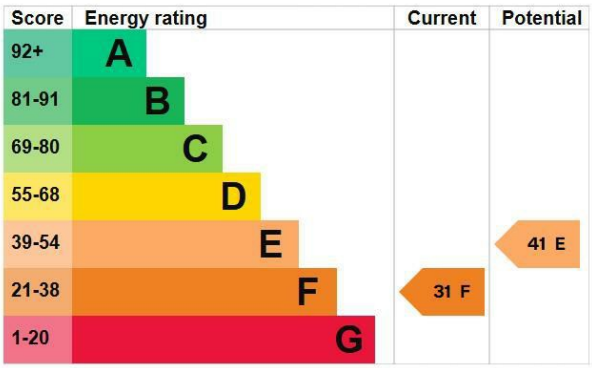


Ground Floor First Floor

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

Bob Gutteridge





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.