

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



Freehold Offers in excess of £315,000

Bob Gutteridge Estate Agents are delighted to bring to the market this individual and highly desirable detached bungalow, pleasantly situated at the head of a cul-de-sac within the ever-popular and convenient residential location of Porthill. The property offers ease of access to local shops, schools, and amenities, whilst also being ideally placed for the A34 and A500 road networks. As expected, the home benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating. In brief, the accommodation comprises an entrance hall, spacious open-plan lounge/dining room with spiral staircase providing access to the first floor, a double-glazed conservatory, modern fitted kitchen/breakfast room, two double bedrooms, and a fully tiled shower room. To the first floor, a third bedroom and separate WC/store room can be found. Externally, this wonderful home occupies a desirable wrap-around plot, providing ample off-road parking together with a carport and a generous rear garden.

This truly individual detached bungalow offers spacious and versatile accommodation, and an early viewing is strongly recommended to fully appreciate both the property and its sought-after position !

ENTRANCE HALL

With composite double glazed frosted front entrance door, coving to ceiling, artex finish, two pendant light fittings, decorative wood panelling to walls, double panelled radiator, ceramic tiled flooring, Hive thermostat, power points and doors leading off to principal rooms including:



**OPEN PLAN LOUNGE/ FAMILY/ DINING ROOM 5.59m x 6.48m
maximum (18'4" x 21'3" maximum)**

A spacious open plan reception room featuring a Upvc double glazed bay window to the front elevation, additional Upvc double glazed bow window to the front, Upvc double glazed sliding patio doors to the rear and a Upvc double glazed side window. Coving to ceiling, three pendant light fittings, three panelled radiators and Amtico oak effect flooring, feature fireplace incorporating cast iron log burner, built in bespoke shelving providing ample storage and display space, TV aerial point, Sky and BT connection points (subject to usual transfer regulations), power points, spiral staircase rising to the first floor and access leading to:



BRICK & UPVC CONSERVATORY 4.42m x 2.87m (14'6" x 9'5")

A brick and Upvc double glazed conservatory with double glazed panels to the side and rear elevations together with Upvc double glazed patio doors opening onto the rear garden, wood effect laminate flooring, panelled radiator, TV aerial point and power points.



FITTED KITCHEN / DINING ROOM 4.55m x 4.39m reducing to 3.33m (14'11" x 14'5" reducing to 10'11")

With Upvc double glazed windows to the front and rear elevations together with a Upvc double glazed sliding patio door to the rear. Fitted with a range of soft sage base and wall mounted storage cupboards providing ample domestic cupboard and drawer space with round edged work surfaces incorporating a porcelain one and a half bowl sink unit with chrome mixer tap above, space for range cooker with extractor hood above, plumbing for automatic washing machine and dishwasher, ceramic splashback tiling, ceramic tiled flooring, panelled radiator, TV aerial point, space for fridge and freezer, power points and a Baxi Platinum combination boiler providing the domestic hot water and central heating systems.



BEDROOM ONE (FRONT) 3.33m x 3.30m (10'11" x 10'10")

With Upvc double glazed window to the front elevation, pendant light fitting, feature wood panelling to walls, two wall light fittings, oak effect laminate flooring, panelled radiator and power points. Sliding wardrobe doors reveal built in wardrobes providing ample domestic hanging and storage space.



BEDROOM TWO (REAR) 3.02m x 2.84m (9'11" x 9'4")

With Upvc double glazed window to the rear elevation, coving to ceiling, pendant light fitting, panelled radiator, engineered oak flooring and power points.



FULLY TILED BATHROOM 2.18m x 2.34m (7'2" x 7'8")

With Upvc double glazed frosted window to the side elevation, three spotlight fittings, access to loft space and a white fitted suite comprising low level dual flush WC, vanity wash hand basin with chrome mixer tap and "P "shaped bath with chrome mixer tap together with thermostatic direct flow shower above. Contemporary style heated radiator, modern wall tiling and ceramic tiled flooring.



FIRST FLOOR LANDING

With Upvc double glazed window to the rear elevation, pendant light fitting and doors leading off to rooms including:



BEDROOM THREE 4.06m x 3.38m (13'4" x 11'1")

With Upvc double glazed window to the rear elevation, double glazed skylight to the front, pendant light fitting, panelled radiator, power points and access to eaves storage providing useful additional storage space.



FIRST FLOOR WC / STORE 2.16m x 1.60m (7'1" x 5'3")

With two spotlight fittings and fitted with a built in dual flush WC, vanity wash hand basin with mixer tap above, ceramic splashback tiling and vinyl cushion flooring.

EXTERNALLY



FORE GARDEN

Bounded by concrete post and timber fencing along with established hedges, expansive tarmac area providing off road parking for several vehicles, external lighting, access to a carport providing further parking and access alongside the property to;



ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, various Indian stone paved areas providing ample patio space and sitting space, lawn section with shrubs and plants to borders and garden timber shed providing ample external storage space.



COUNCIL TAX

Band 'D' 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

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ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

