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

23 Meadow Lane, Trentham, Stoke-On-Trent, Staffs, ST4 8DH







Freehold Offers in the region of £329,950

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and recently updated double-storey extended semi-detached home, enjoying the particularly enviable benefit of backing onto the Trent and Mersey Canal, providing a delightful and peaceful outlook to the rear. The property is also well placed for access to local shops, schools and amenities, whilst offering good road links to the A34. As you would expect, this impressive home offers the modern-day comforts of Upvc double glazing, together with gas combination central heating, and has recently undergone a programme of updating and modernisation. In brief, the well-planned accommodation comprises entrance hall, bay-fronted lounge and a beautiful open-plan extended fitted kitchen/diner/family room. To the first floor are three generous double bedrooms, together with a first-floor family bathroom. Externally, the property offers off-road parking to the front, whilst to the rear is a particularly desirable enclosed garden featuring a herringbone paved patio, from which the peaceful canalside outlook can be enjoyed. The garden also benefits from a recently installed summer house/office/gym, complete with connected power supply, providing a versatile additional space ideal for working from home, exercising or simply relaxing.

Offering stylish and versatile accommodation, a peaceful canalside outlook and a highly desirable outdoor space, this impressive home is sure to attract considerable interest.

This desirable property should be viewed at potential purchasers' earliest convenience to avoid disappointment.

ENTRANCE HALL

With composite double-glazed frosted front access door with inset lead pattern stained glass, Upvc double-glazed window to front, two-lamp light fitting, oak-effect vinyl cushion flooring, panelled radiator, recess beneath staircase with coat hooks and further spotlight fitting, stairs to first floor landing, and doors lead off to rooms including:





BAY FRONTED LOUNGE 4.17m into bay x 3.68m (13'8" into bay x 12'1")

With Upvc double-glazed bay window to front, pendant light fitting, feature fire surround with cast iron insert and open grate, TV aerial connection point, double panelled radiator, BT connection point (subject to usual transfer regulations), and power points.





OPEN PLAN FITTED KITCHEN / DINER / FAMILY ROOM 5.82m reducing to 2.41m x 7.26m reducing to 4.14m (19'1" reducing to 7'11" x 23'10" reducing to 13'7")

With Upvc double-glazed windows to side and rear aspects, Upvc double-glazed double patio doors to rear, ten LED spotlight fittings, two downlight fittings, heat detector, a range of base and wall-mounted soft sage storage cupboards providing ample domestic cupboard and drawer space, built-in boiler cupboard housing gas combination boiler, integrated fridge/freezer, integrated automatic washing machine, square-edge marble-effect work surface with built-in resin bowl-and-a-half sink unit with chrome mixer tap above, space for range cooker with Stoves extractor hood above, ceramic splashback tiling, built-in breakfast bar, panelled radiator, built-in seating area, oak-effect vinyl cushion flooring, and power points.









FIRST FLOOR LANDING

With access to loft space, two two-lamp light fittings, panelled radiator, power points, access to built-in storage cupboard providing ample domestic shelving and storage space, and doors lead off to rooms including:



BEDROOM ONE (FRONT) 4.75m x 3.40m (15'7" x 11'2")
With Upvc double-glazed windows to front and side aspects, pendant light fitting, panelled radiator, and power points.







BEDROOM TWO (REAR) 3.28m x 3.30m (10'9" x 10'10")
With Upvc double-glazed window to rear, pendant light fitting, panelled radiator, power points, and built-in wardrobe providing ample domestic hanging and storage space.





BEDROOM THREE (REAR) 2.79m x 2.39m (9'2" x 7'10")

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





FIRST FLOOR BATHROOM 3.18m x 1.47m (10'5" x 4'10")

With Upvc double-glazed frosted window to side, enclosed light fitting, extractor fan, a modern white suite comprising low-level dual flush WC, pedestal sink unit with chrome mixer tap above, "L"-shaped bath unit with monobloc chrome mixer tap and thermostatic direct-flow shower above with separate shower attachment, ceramic splashback tiling, vinyl cushion flooring, and modern chrome towel radiator.





EXTERNALLY

FORE GARDEN

With concrete posts and timber fencing to border. A stone chipping frontage provides off-road parking for three or so vehicles. Access leads alongside the property, providing access off to:



ENCLOSED REAR GARDEN

Bounded by mature hedges to borders. A paved area provides patio and sitting space, tiering down slightly to a gravelled area in preparation for a secondary patio, lawn section with access leading to the rear of the garden, where there is a herringbone brick-paved patio area providing a peaceful and idyllic seating area overlooking the canal. Access to:









GARDEN SUMMERHOUSE / OFFICE / GYM 5.16m x 3.28m (16'11" x 10'9")

With three double-glazed windows to side, double-glazed French doors to side, three LED strip light fittings, power supply connected with power points.









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.

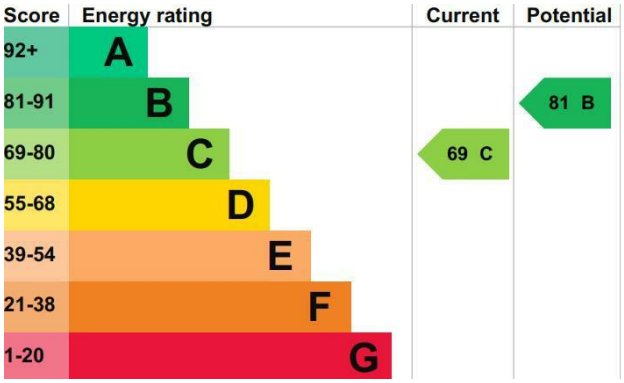
Meadow Lane, Stoke-On-Trent



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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