

52 Vale View, Porthill, Newcastle-under-Lyme, Staffordshire, ST5 0AF



Freehold Offers in excess of £175,000

Bob Gutteridge Estate Agents are pleased to bring to market this beautifully presented semi-detached home situated in this ever popular and convenient Porthill location, which provides ease of access to the village of Wolstanton where local shops, schools and amenities can all be located as well as good road links to the A34 & A500. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance lobby, lounge, dining room, fitted kitchen and to the first floor are two bedrooms along with a first floor shower room. Externally the property offers gardens to front and rear along with off road parking and a detached brick garage. Viewing Essential !

ENTRANCE LOBBY 1.32m x 1.19m (4'4" x 3'11")

With Upvc double glazed frosted front access door, Upvc double glazed frosted window to side, pendant light fitting, single panelled radiator, BT Openreach connection point subject to usual transfer regulations, power points, stairs to first floor and door leading off to;



LOUNGE 4.11m x 3.76m (13'6" x 12'4")

With Upvc double glazed window to front, pendant light fitting, two wall mounted light fittings, single panelled radiator, feature hearth with fitted gas fire and timber surround, TV aerial connection point, power points and door leading off to;



FITTED KITCHEN 3.20m x 2.21m (10'6" x 7'3")

With Upvc double glazed window to rear, four lamp spotlight fitting, single panelled radiator, vinyl cushion flooring, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, square edged worktops, built in stainless steel sink unit with mixer tap above, Hotpoint Ultimate dual compartment oven with four ring gas hob and extractor hood above, space for fridge/freezer, space for automatic washing machine, white ceramic wall tiling and power points.



DINING ROOM 4.60m x 3.23m (15'1" x 10'7")

With Upvc double glazed windows to front and rear aspects, Upvc double glazed side access door, two pendant light fittings, two single panelled radiators, one double panelled radiator, vinyl cushion flooring, two ceiling linked smoke alarms, two wall mounted light fittings, power points, built in meter cupboard housing electricity meter and consumer unit. Door to understairs storage cupboard providing ample domestic storage space and access to gas meter.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, pendant light fitting, loft access and doors leading off to;

BEDROOM ONE (FRONT) 4.80m maximum x 3.48m (15'9" maximum x 11'5")

With Upvc double glazed window to front, pendant light fitting, single panelled radiator, power points, phone line connection point and corning to ceiling.



BEDROOM TWO (REAR) 3.89m x 2.72m (12'9" x 8'11")

With Upvc double glazed window to rear, three lamp spotlight fitting, single panelled radiator and power points.



FIRST FLOOR SHOWER ROOM 1.91m x 2.84m (6'3" x 9'4")

With Upvc double glazed frosted window to rear, double panelled radiator, enclosed light fitting, vertical chrome tower radiator, panelled radiator, vinyl cushion flooring, a white suite comprising low level WC, vanity sink unit with mixer tap above, glazed shower enclosure with thermostatic direct flow shower unit, built in cupboard housing back seat gas combination boiler providing the domestic hot water and heating systems.



EXTERNALLY

FRONT GARDEN

Bounded by garden block wall and mature hedges with stone flag paving, plum slate chippings, stone chippings, mature acer tree and metal rear access gate.



ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing and garden block wall with stone flag paving and patio area providing ample domestic patio and sitting space, timber built garden shed, stone chippings and access to;



BRICK BUILT EXTERNAL GARAGE

With timber side access door and electric-opening metal up and over door providing space for one vehicle or ample domestic storage space, plus driveway parking for one vehicle.



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

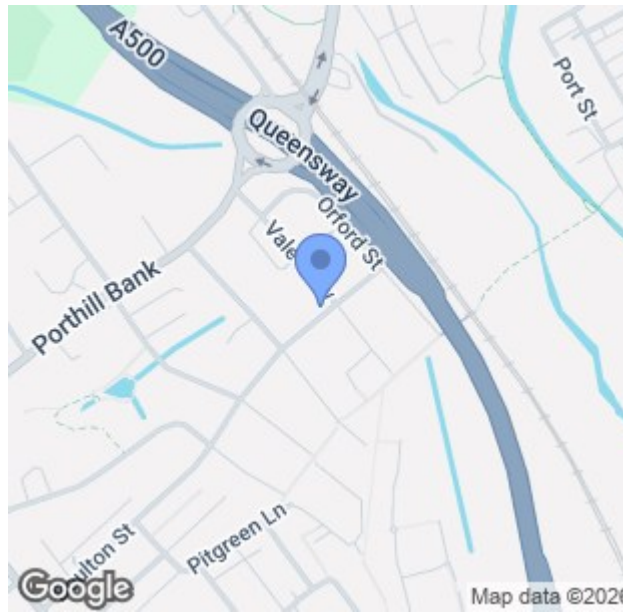
Main services of gas, electricity, water and drainage are connected.

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	59 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

