

18 Heaton Terrace, Porthill, Newcastle, Staffs, ST5 8PA



Freehold £145,000

Bob Gutteridge Estate Agents are pleased to offer to the market this desirable and spacious fore courted Victorian terraced home, situated in this ever-popular and convenient Porthill location. The property provides ease of access to both the A34 and A500, whilst also being well placed for local shops, schools and a wide range of amenities. As you would expect, this home offers the modern-day comforts of Upvc double glazing, together with gas combination central heating, and in brief the desirable living accommodation comprises entrance hall, sitting room, separate lounge, fitted kitchen and utility room. To the first floor are two well-proportioned bedrooms, along with a four-piece family bathroom. Externally, the property offers a forecourt frontage, whilst to the rear is an enclosed garden which also offers potential to create off-road parking, subject to the usual planning and relevant consents.

We can also confirm that this desirable home is being sold with the added benefit of NO VENDOR UPWARD CHAIN !

ENTRANCE HALL

With part-panelled, part-frosted front access door with skylight above, coving to ceiling, three-lamp light fitting, smoke alarm, power points, oak-effect laminate flooring, panelled radiator, stairs to first floor landing, and doors lead off to rooms including:



SITTING ROOM 3.33m x 3.33m (10'11" x 10'11")

With Upvc double-glazed bow window to front with inset Georgian pattern, coving to ceiling, pendant light fitting, double panelled radiator, Virgin Media and BT connection points subject to usual transfer regulations, built-in electricity meter cupboard with consumer unit and meter, oak-effect laminate flooring, and power points.



LOUNGE 4.09m x 3.30m (13'5" x 10'10")

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



FITTED KITCHEN 3.43m x 2.41m (11'3" x 7'11")

With Upvc double-glazed window to side, four-lamp light fitting, access to service hatch, panelled radiator, a range of base and wall-mounted beechwood-effect storage cupboards providing ample domestic cupboard and drawer space, roll-edge work surface with built-in bowl-and-a-half stainless steel sink unit with mixer tap above, ceramic splashback tiling, built-in four-ring gas hob unit with oven beneath and extractor hood above, ceramic tiled flooring, power points, space for fridge-freezer, and door leads off to:



UNDERSTAIRS STORE

With pendant light fitting, ceramic tiled flooring, and ample domestic storage space.

UTILITY ROOM 2.62m x 1.60m (8'7" x 5'3")

With Upvc double-glazed window to side, three-lamp light fitting, access to service hatch, plumbing for automatic washing machine, space for tumble dryer, double panelled radiator, ceramic tiled flooring, and Baxi 800 gas combination boiler providing the domestic hot water and central heating systems.



FIRST FLOOR LANDING

With battery-operated smoke alarm, three-lamp light fitting, panelled radiator, power points, access to built-in storage cupboard providing ample domestic storage space, and doors lead off to rooms including:



BEDROOM ONE (FRONT) 4.37m x 3.33m (14'4" x 10'11")

With Upvc double-glazed window to front with inset Georgian pattern, pendant light fitting, coving to ceiling, double panelled radiator, and power points.



BEDROOM TWO (REAR) 4.11m x 2.49m (13'6" x 8'2")

With Upvc double-glazed window to rear, pendant light fitting, double panelled radiator, power points, and freestanding wardrobes providing ample domestic hanging and storage space.



FIRST FLOOR BATHROOM 3.58m x 2.39m (11'9" x 7'10")

With Upvc double-glazed frosted window to side, three-lamp light fitting, three spotlight fittings, extractor fan, a four-piece white suite comprising low-level WC, pedestal sink unit, panelled bath unit with Victorian-style mixer tap and shower attachment, corner-glazed shower cubicle with thermostatic direct-flow shower, vinyl cushion flooring, and double panelled radiator.



EXTERNALLY

FORE COURT

Bounded by garden brick-built block walls, with metal gate providing pedestrian access to the front of the property, and paved for ease of maintenance.

REAR GARDEN

Bounded by concrete posts and timber fencing, along with garden block walls, with concreted and paved areas providing ample patio and sitting space, shrubs and plants to borders, bark chippings providing ease of maintenance, and composite external storage shed providing 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

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HOURS OF OPENING

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



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