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ESTATE AGENTS & LETTINGS
Bob Gutteridge

15 Inglewood Drive, Porthill, Newcastle-under-Lyme, Staffordshire, ST5 0DY

Freehold £310,000

Bob Gutteridge Estate Agents are pleased to bring to the market this traditional detached home, situated within a leafy and convenient residential location in Porthill. The property is ideally placed for access to both the A34 and A500, whilst also being conveniently located for local shops, schools, and amenities. As expected, the property benefits from the modern-day comforts of gas combination central heating together with mostly Upvc double glazing. In brief, the accommodation comprises a storm porch, entrance hall, fitted kitchen, sitting room, lounge, conservatory, and ground floor WC. To the first floor are four well-proportioned bedrooms together with a first-floor shower room and separate WC. Externally, the property is set on a desirable plot with gardens to both the front and rear, together with off-road parking to the front and an integral garage.

The agents are also pleased to confirm that this delightful home is offered to the market with the additional benefit of No Vendor Chain !

Viewing is highly recommended to fully appreciate the spacious accommodation, desirable plot, and convenient Porthill location this traditional detached home has to offer.

STORM PORCH 2.64m x 1.68m (8'8" x 5'6")

With Upvc double glazed windows to side, timber double glazed window to front, timber glazed front access door, enclosed light fitting, ceramic tile flooring, power points and door leading off to;

ENTRANCE HALLWAY 2.16m x 2.41m (7'1" x 7'11")

With enclosed light fitting, smoke alarm, single panelled radiator, thermostat, built-in boiler cupboard housing a Baxi gas combi boiler providing the domestic hot water and heating systems, stairs to first floor and doors leading off to;

LOUNGE 4.19m x 3.53m (13'9" x 11'7")

With three-lamp spotlight fitting, five-lamp spotlight fitting, double panelled radiator, timber flooring, power points and timber glazed bi-fold doors leading off to;

HALF BRICK UPVC CONSERVATORY 5.00m x 2.82m (16'5" x 9'3")

With Upvc double glazed patio doors to rear, Upvc double glazed windows to side and rear aspects, three-lamp spotlight fitting, electric room heaters, telephone line connection point, power points and wood laminate flooring.

SITTING ROOM 4.62m x 3.28m (15'2" x 10'9")

With Upvc double glazed window to front, two pendant light fittings, single panelled radiator and power points.

FITTED KITCHEN 4.27m x 4.19m (14'0" x 13'9")

With Upvc double glazed window to rear, two LED tube light fittings, single panelled radiator, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work top, built-in bowl and a half stainless steel sink unit with mixer tap above, Zanussi dual compartment oven with four-ring electric hob above, space for fridge/freezer, space for automatic washing machine, access to understairs storage cupboard providing ample domestic storage space and door leading off to;

REAR LOBBY 2.03m x 0.81m (6'8" x 2'8")

With timber glazed frosted side access door, pendant light fitting, ceramic wall tiling, ceramic floor tiling and doors leading off to;

GROUND FLOOR W/C 1.47m x 0.81m (4'10" x 2'8")

With Upvc double glazed frosted window to rear, pendant light fitting, a white suite comprising low-level WC and hand wash basin, Redring electric hot water tap, ceramic wall tiling and ceramic floor tiling.

INTEGRAL GARAGE 5.46m x 2.84m (17'11" x 9'4")

With timber glazed frosted window to side, metallic electric opening garage door, electricity consumer unit, electricity meter and parking for up to one vehicle and ample domestic storage space.

FIRST FLOOR LANDING 4.67m x 1.80m (15'4" x 5'11")

With five-lamp spotlight fitting, smoke alarm, cornicing to ceiling, power points and doors leading off to;

BEDROOM ONE (REAR) 5.18m x 3.33m (17'0" x 10'11")

With Upvc double glazed windows to rear, two pendant light fittings, single panelled radiator and power points.

BEDROOM TWO (FRONT) 4.62m x 3.30m (15'2" x 10'10")

With Upvc double glazed windows to front, two pendant light fittings, single panelled radiator, coving to ceiling, built-in storage cupboard providing ample domestic storage space and power points.

BEDROOM THREE (REAR) 4.22m x 3.43m (13'10" x 11'3")

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator, built-in wardrobe providing storage space and power points.

BEDROOM FOUR (FRONT) 4.60m x 2.74m (15'1" x 9'0")
With Upvc double glazed windows to front and side aspects, pendant light fitting, single panelled radiator, loft access and power points.

FIRST FLOOR W/C 1.65m x 0.86m (5'5" x 2'10")
With Upvc double glazed frosted window to side, pendant light fitting, single panelled radiator, low-level WC and ceramic wall tiling.

FIRST FLOOR SHOWER ROOM 2.24m x 1.57m (7'4" x 5'2")

With Upvc double glazed frosted window to side, enclosed light fitting, vertical chrome towel radiator, a white suite comprising vanity sink unit with mixer tap above and glazed shower enclosure with a Bristan Glee electric shower unit, and ceramic wall tiling.

EXTERNALLY

FORE GARDEN

Bounded by concrete post and timber fencing and garden brick wall with stone flag paving and driveway parking for one vehicle, built-in meter cupboard housing gas meter and rear access off to;

ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing with stone slab paving and patio area providing ample domestic patio and sitting space, generous lawn, stone chippings and various garden beds with mature shrubbery.

COUNCIL TAX

Band 'C' 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 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.

Inglewood Drive, Newcastle

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

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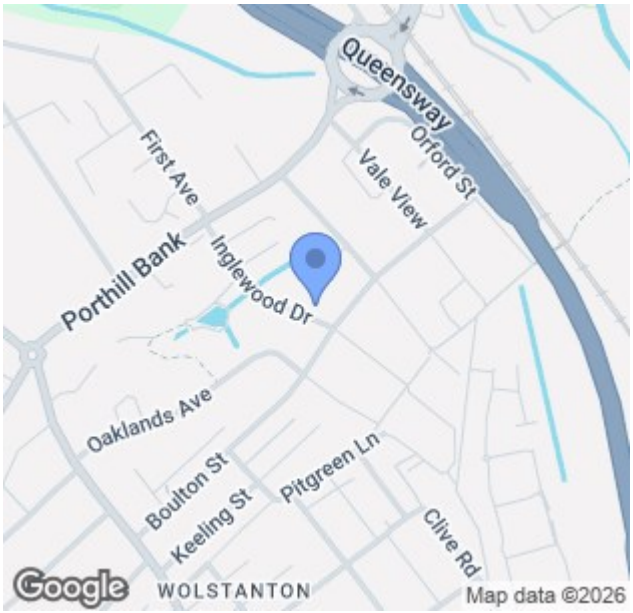

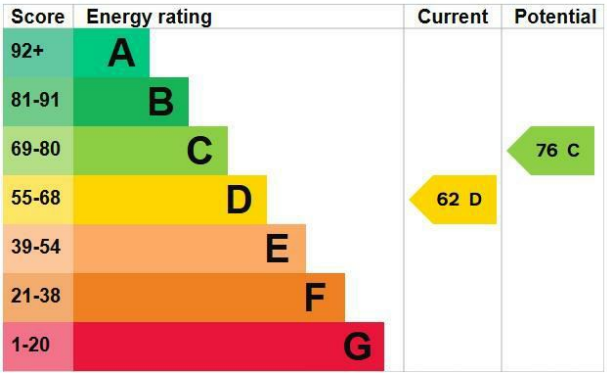

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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

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