

## 122 Dimsdale View West, Porthill, Newcastle, Staffs, ST5 8EL



**Freehold Offers in excess of £220,000**

Bob Gutteridge Estate Agents are pleased to bring to the market this traditional bay-fronted semi-detached home, occupying an enviable corner plot within the ever-popular residential location of Porthill. The property provides ease of access to local shops, schools, and amenities, whilst also offering excellent road links to the A34 and A500. As expected, the home benefits from Upvc double glazing together with gas-fired central heating. In brief, the accommodation comprises a storm porch, entrance hall, spacious through lounge/dining room, and fitted kitchen. To the first floor are three well-proportioned bedrooms together with a family bathroom. Externally, the property enjoys off-road parking to the front, together with access to an attached double garage. To the rear, there is a beautifully stocked enclosed garden offering an excellent degree of privacy. Viewing is highly recommended to fully appreciate the generous plot, excellent potential, and sought-after location this family home has to offer.

### ENTRANCE HALL

With coving to ceiling, decorative picture rail, pendant light fitting, smoke alarm, panelled radiator, original Minton tiled flooring, wall-mounted British Gas thermostat, staircase rising to the first-floor landing, and door leading to:

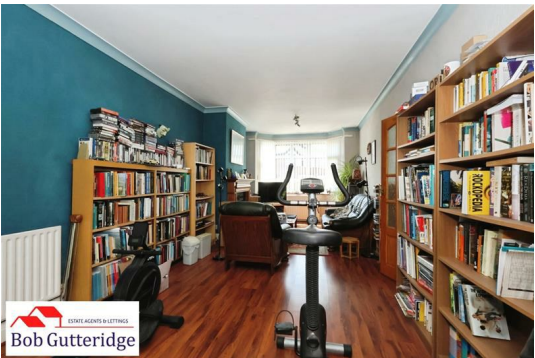
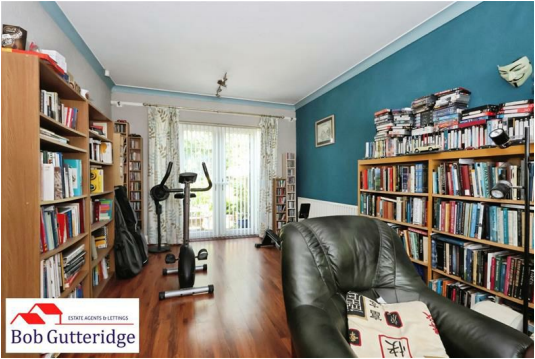


### UNDERSTAIRS STORE

With pendant light fitting, electricity consumer unit and meter, original quarry tiled flooring, and ample domestic shelving and storage space.

**OPEN PLAN LOUNGE / DINING ROOM 7.37m x 3.33m (24'2" x 10'11")**

With Upvc double-glazed bay window to the front elevation, Upvc double-glazed patio doors to the rear with matching double-glazed side panels, coving to ceiling, two four-lamp light fittings, feature fireplace incorporating a living flame coal-effect gas fire, double-panelled radiator, single panelled radiator, cherry wood-effect laminate flooring, TV aerial connection point, BT telephone connection point (subject to the usual transfer regulations), and power points.



**FITTED KITCHEN 4.50m x 1.96m (14'9" x 6'5")**

With Upvc double-glazed windows to the side and rear elevations, Upvc double-glazed frosted rear access door, wood-panelled ceiling, four-lamp light fitting, two spotlight fittings, a range of base and wall-mounted textured storage cupboards providing ample domestic cupboard and drawer space, round-edged work surfaces incorporating a double drainer stainless steel sink unit with chrome mixer tap above, built-in gas hob with integrated oven, space and plumbing for an automatic washing machine, space for a fridge/freezer, ceramic wall tiling, vinyl cushion flooring, and power points.



**FIRST FLOOR LANDING**

With Upvc double-glazed frosted window to the side elevation, coving to ceiling, decorative picture rail, pendant light fitting, access to loft space, and doors leading off to:



**BEDROOM ONE (FRONT) 3.91m into bay x 2.97m chimney breast (12'10" into bay x 9'9" chimney breast)**

With Upvc double-glazed bay window to the front elevation, coving to ceiling, decorative picture rail, pendant light fitting, double-panelled radiator, power points and built-in double and single wardrobes providing ample domestic hanging and storage space.



### **BEDROOM TWO (REAR) 3.35m x 3.33m (11'0" x 10'11")**

With Upvc double-glazed window to the rear elevation, coving to ceiling, pendant light fitting, panelled radiator, power points, and door to built-in airing cupboard housing the copper hot water cylinder together with ample domestic drying and storage space.



### **BEDROOM THREE (FRONT) 2.08m x 1.93m (6'10" x 6'4")**

With Upvc double-glazed window to the front elevation, coving to ceiling, decorative ceiling rose, decorative picture rail, pendant light fitting, panelled radiator, and power points.



### **FIRST FLOOR BATHROOM 1.93m reducing to 1.65m x 1.68m (6'4" reducing to 5'5" x 5'6")**

With Upvc double-glazed frosted window to the side elevation, wood-panelled ceiling, enclosed light fitting, fully tiled walls in high-gloss ceramics, white suite comprising a low-level WC, pedestal wash hand basin, panelled bath with chrome mixer tap and shower attachment, wood-effect vinyl cushion flooring, and panelled radiator.



### **EXTERNALLY**

### **FORE GARDEN**

With garden brick walls to borders along with mature hedges, a tarmac driveway allows for off road parking to the front of the property and access to the attached double garage.



**ENCLOSED REAR GARDEN**

Bounded by concrete post and timber fencing, patio area providing sitting and patio space, lawn section with garden walls to borders with a wealth of established shrubs and plants, a garden timber shed provides ample external storage space and access leads off to;



**ATTACHED DOUBLE GARAGE**

With roller access door to frontage, glazed window to rear, rear access door, power supply connected with lighting plus power points and a floor mounted gas boiler providing the domestic hot water and central heating systems.



## **COUNCIL TAX**

Band 'A' amount payable to Newcastle-under-Lyme Borough Council/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 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             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 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 |

