

1 The Limes, First Avenue, Porthill
Newcastle-under-Lyme, ST5 8QX



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Asking Price: £275,000





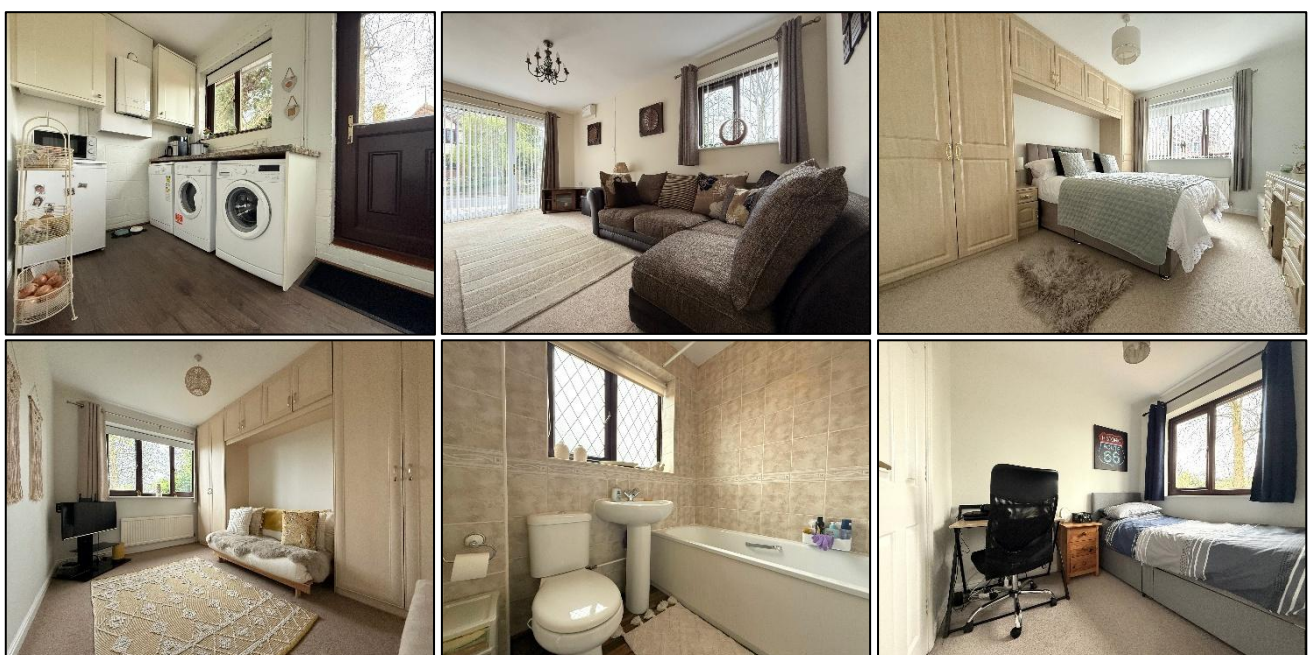
We are delighted to offer to market this beautifully presented three bedroom detached family home situated on a large corner plot with driveway parking for several vehicles. Generously proportioned throughout and offering versatile accommodation with the potential to extend if required this large family home must be viewed to be fully appreciated.

Located only short walk away from nearby Wolstanton High Street, good schools and a variety of local amenities with great commuter links across the city.

Comprising of entrance hall, downstairs cloakroom, living/dining room with feature fireplace and patio door leading to rear garden, fitted kitchen, separate utility room and sitting room. The first floor provides three good sized bedrooms and modern family bathroom. The property benefits from uPVC double glazing and gas central heating throughout.

Externally: driveway parking for several vehicles to the front of the property leading via gated access to a secluded rear garden providing paved patio area and lawn bordered by mature shrub beds and trees with useful garden shed.

Tenure: Freehold



Accommodation briefly comprising of:

Entrance Hall: 6'6" x 2'10" max (1.97m x 0.87m) uPVC/ glass exterior door, internal doors leading to sitting room, cloakroom and lounge.

Downstairs Cloakroom: 6'2" x 3'2" max (1.89m x 0.97m) hand basin with chrome taps, toilet, radiator.

Lounge/ Dining Room: 25'0" x 13'4" max (7.62m x 4.06m) uPVC double glazed window to front elevation, feature fireplace with living flame gas fire, entrance to open staircase, internal door to kitchen, uPVC/ glass exterior door leading to rear garden, radiators.

Kitchen: 8'0" x 7'9" max (2.43m x 2.37m) uPVC double glazed window to rear elevation, a range of matching wall and base cupboards, stainless steel sink & chrome mixer tap, fitted electric oven & gas hob, extractor, internal door to utility room.

Utility Room: 10'0" x 1'83" max (3.06m x 1.83m) uPVC double glazed window to rear elevation, uPVC/ glass exterior door leading to the rear garden, wall mounted cupboards & Potterton system boiler, under counter plumbing point, internal door leading to sitting room.

Sitting Room: 16'5" x 9'10" max (5.01m x 3.00m) uPVC double glazed window to side elevation, uPVC double glazed patio door & window to front elevation, internal door to hallway.

First Floor Landing: internal doors leading to bedrooms and bathroom, ceiling fitted loft access.

Bedroom One: 12'9" x 9'11" max (3.88m x 3.03m) uPVC double glazed window to front elevation, fitted wardrobes and drawer set, radiator.

Bedroom Two: 11'2" x 8'8" max (3.41m x 2.64m) uPVC double glazed window to rear elevation, fitted wardrobes, radiator.

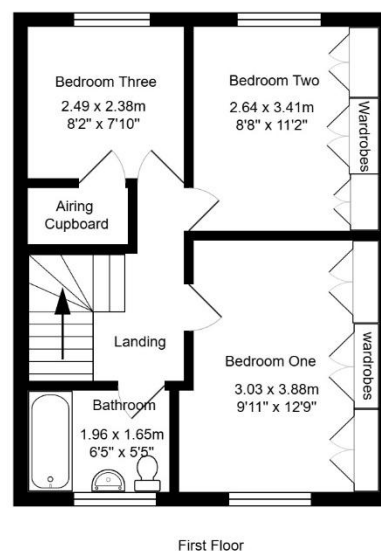
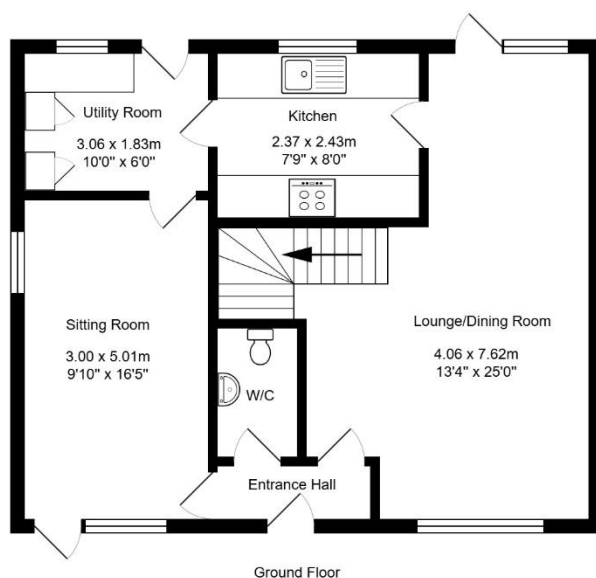
Bedroom Three: 8'2" x 7'10" max (2.49m x 2.38m) uPVC double glazed window to rear elevation, built in airing cupboard, radiator.

Bathroom: 6'5" x 5'5" max (1.96m x 1.65m) uPVC double glazed window to front elevation, white suite consisting of pedestal sink & chrome mixer tap, bath & chrome taps, wall mounted Triton electric shower, radiator.

COUNCIL TAX BAND C

Note: Services, appliances and heating system have not been tested by the agent and all measurements are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



All measurements are approximate and for display purposes only