2 Watlands View, Porthill
Newcastle, Staffs ST5 8AA
Tel: 01782 717341
WebSite: www.bobgutteridge.co.uk
E-mail: enquiries@bobgutteridge.co.uk

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ESTATE AGENTS & LETTINGS
Bob Gutteridge

15 Rothwell Street, Penkhull, Stoke-On-Trent, Staffs, ST4 5DL







Freehold Offers in excess of £175,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable townhouse, situated in this ever-popular Penkhull village location, which provides ease of access to local shops, schools and amenities, as well as offering good road links to the A500 and the local North Staffs NHS Hospital. This attractive home benefits from the modern-day comforts of Upvc double glazing, together with gas combination central heating, and in brief the accommodation comprises entrance hall, spacious lounge, modern fitted kitchen/diner with integrated appliances and downstairs WC. To the first floor are three generous-sized bedrooms, along with a first-floor family bathroom. Externally, the property offers off-road parking to the front, together with an enclosed rear yard and external store.

Offering well-planned accommodation in this highly regarded Penkhull village location, this desirable townhouse is sure to appeal to a variety of purchasers.

We are also pleased to confirm that this home is being sold with the added benefit of NO VENDOR UPWARD CHAIN!

ENTRANCE HALL

With Upvc double-glazed frosted front access door, frosted double-glazed window to front, pendant light fitting, battery-main smoke alarm, panelled radiator, modern grey oak-effect laminate flooring, two power points, stairs to first floor landing, and door provides access off to:





LOUNGE 4.22m maximum x 4.11m (13'10" maximum x 13'6")

With Upvc double-glazed window to front, coving to ceiling, pendant light fitting, double panelled radiator, Openreach connection point (subject to usual transfer regulations), modern grey wood-effect laminate flooring, power points, and access leads off to:





FITTED KITCHEN / DINING ROOM 5.08m x 3.10m plus door recess (16'8" x 10'2" plus door recess)

With Upvc double-glazed window to rear, eight LED spotlight fittings, heat detector, a range of base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space, solid wood block work surface with built-in resin bowl-and-a-half sink unit with brushed stainless steel mixer tap above, built-in four-ring gas hob unit with oven beneath and extractor hood above, integrated dishwasher, integrated under-counter fridge and freezer, ceramic splashback tiling, high-gloss white wall tiles, modern grey wood-effect laminate flooring, double panelled radiator, door to built-in storage cupboard providing ample domestic hanging and storage space, plus door to understairs storage cupboard providing further shelving and storage space, along with mains stopcock, and access leads off to:





REAR LOBBY AREA

With Upvc double-glazed frosted side access door, Upvc double-glazed frosted window to rear, LED light fitting, modern consumer unit, modern grey wood-effect laminate flooring, and door to:

DOWNSTAIRS WC 1.14m x 0.99m (3'9" x 3'3")

With Upvc double-glazed frosted window to side, enclosed light fitting, a white suite comprising low-level dual-flush WC and vanity sink unit with chrome mixer tap above, ceramic half-wall tiling, and ceramic tiled flooring.



FIRST FLOOR LANDING

With battery-main smoke alarm, pendant light fitting, power points, door to built-in airing cupboard with panelled radiator providing ample domestic drying and storage space, and doors lead off to rooms including:



BEDROOM ONE (FRONT) 4.24m x 3.07m (13'11" x 10'1")
With Upvc double-glazed window to front, pendant light fitting, panelled radiator, power points, and door to built-in wardrobe providing ample domestic hanging and storage space, with Jack-and-Jill access to:





BEDROOM TWO (REAR) 3.40m maximum x 3.12m (11'2" maximum x 10'3")
With Upvc double-glazed window to rear, pendant light fitting, panelled radiator, access to loft space, and power points.





BEDROOM THREE (FRONT) 3.02m x 1.98m (9'11" x 6'6")
With Upvc double glazed window to front, pendant light fitting, panelled radiator and power points.





FIRST FLOOR BATHROOM 2.21m x 1.65m (7'3" x 5'5")
With Upvc double-glazed frosted window to rear, four spotlight fittings, ceramic half-wall tiling, a modern white suite comprising low-level dual-flush WC, vanity sink unit with chrome mixer tap above, panelled bath with mixer tap and shower attachment, modern vertical chrome towel radiator, and vinyl cushion flooring.



EXTERNALLY



FORE GARDEN
With a paved pathway providing pedestrian access to the front of the property, lawn section and a flagged and gravelled driveway provides off road parking for a vehicle.



ENCLOSED REAR YARD

Bounded by garden brick walls with a timber gate providing pedestrian access to the rear of the property, paved area provides patio and sitting space with shrubs to borders and access to an external brick store providing ample external storage space.



COUNCIL TAX

Band 'A' amount payable to 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 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.

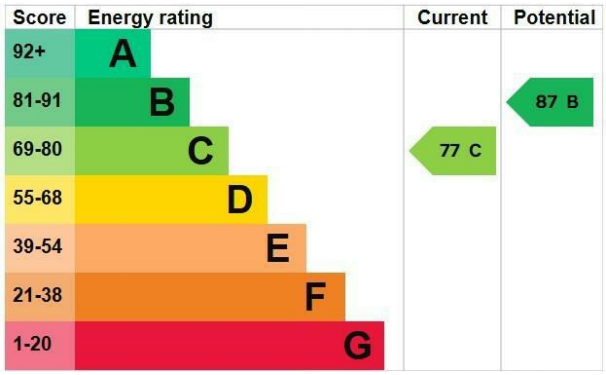
Rothwell Street, Stoke-on-trent



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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