

2 Watlands View, Porthill
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93 Williamson Street, Tunstall, Stoke-On-Trent, Staffordshire, ST6 6AS



Freehold £80,000

OPEN 7 DAYS A WEEK

Bob Gutteridge Estate Agents are delighted to bring to the sales market this larger than average fore courted Victorian terraced home situated in this convenient Tunstall Location. The property is ideally placed for shops including big name brands like Asda, Matalan, Argos etc along with local, schools and amenities. This spacious home has been maintained and updated by the current owner to enjoy Upvc double glazing along with combi central heating and to help on efficiency external wall insulation has also been upgraded. The accommodation comprises of entrance lobby, spacious lounge / diner, beautiful fitted kitchen and to the first floor are three bedrooms along with a first floor bathroom. This property also boasts a usable loft space. Externally the property offers a forecourt to frontage along with an enclosed rear yard. Internal inspection is essential to appreciate the accommodation on offer.

ENTRANCE LOBBY

With composite double glazed front access door with inset lead pattern, pendant light fitting, oak effect laminate flooring, coat hooks and panelled door leads off to;

LOUNGE / DINING ROOM 7.85m x 3.48m (25'9" x 11'5")

With Upvc double glazed window to front, Upvc double glazed window to rear, two three lamp light fittings, decorative dado rail, stairs to first floor landing, oak effect laminate flooring, feature fireplace, ceramic tiled hearth and insert, surround with built in electric modern pebble effect fire, built in electricity meter cupboard with consumer unit and meter etc, Virgin Media connection point (subject to usual transfer regulations), double panelled radiator, dado rail, six power points and part panelled part frosted glazed door leads off to;

LUXURY FITTED KITCHEN 3.61m x 1.80m (11'10" x 5'11")

With Upvc double glazed window to side, composite double glazed side access door, three spotlight fittings, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in wood block effect, built in four ring New World electric hob unit with double oven beneath and extractor hood above, ceramic splash back tiling in high glaze tiles with inset decorative patterned tile, vinyl cushioned flooring, plumbing for automatic washing machine, space for fridge/freezer, built in plasticised bowl and a half single drainer sink unit with monobloc chrome mixer tap above, five power points and extractor fan.

FIRST FLOOR LANDING

With decorative dado rail, three lamp light fitting, door to built in airing cupboard with Holstead i combination boiler providing domestic hot water and central heating systems along with ample domestic drying and storage space and doors leading off to rooms including;

BEDROOM ONE (FRONT) 2.90m to wardrobe frontage x 3.12m (9'6" to wardrobe frontage x 10'3")

With Upvc double glazed window to front, artex to ceiling, pendant light fitting, single panelled radiator, wood effect laminate flooring, sliding mirrored wardrobe doors reveal built in wardrobes providing ample domestic hanging and storage space etc, single panelled radiator and two power points.

BEDROOM TWO (REAR) 3.48m x 1.75m (11'5" x 5'9")

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

BEDROOM THREE 3.66m x 2.51m (12'0" x 8'3")

With Upvc double glazed window to rear, artex to ceiling, pendant light fitting, single panelled radiator, two power points and door leads off to usable loft space.

FIRST FLOOR FAMILY BATHROOM 2.57m x 1.85m (8'5" x 6'1")

With Upvc double glazed frosted window to rear, globe light fitting, white suite comprising of low level WC, pedestal sink unit, panelled bath unit with thermostatic direct flow shower above, ceramic splash back tiling in mosaic tile effect, decorative dado rail, vinyl cushioned flooring and single panelled radiator.

USABLE LOFT SPACE 3.48m x 4.52m (11'5" x 14'10")

With double glazed Velux window to rear, single panelled radiator and power points.

EXTERNALLY

ENCLOSED REAR YARD

Bounded by garden brick walls with timber gate providing pedestrian access to the rear of the property, flagged area providing ample domestic patio and sitting space along with ease of maintenance, garden timber shed providing ample domestic external storage space etc.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

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.

MORTGAGE

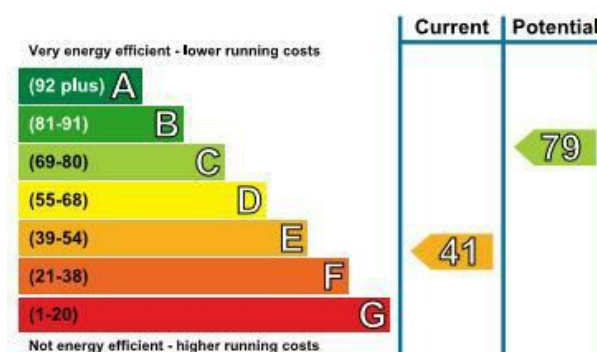
Our mortgage advice is free of charge and our Financial Services Department specialises in arranging residential mortgages. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

SERVICES

Main services of gas, electricity, water and drainage are connected.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshires 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 !



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