

Wakefield Giles

Tel: 01782 897480



**Sparrow Terrace
Porthill
ST5 8PD**

Monthly Rental Of £525.00



Cottage Style Terraced Property

Sought After Area

Links to A500, A50 and M6

Open Plan Reception Areas

Close to Local Amenities

Council Tax Band A

Wakefield Giles, 73 High Street, Wolstanton, Newcastle-under-Lyme, Staffordshire, ST5 0ES

Wakefield Giles are happy to bring to the market this cottage style two bedroom terraced property. This property is situated in the popular area of Porthill. Property comprises in brief to the GROUND FLOOR a large open plan reception area, modern kitchen with downstairs bathroom and to the FIRST FLOOR the property benefits from TWO DOUBLE BEDROOMS. Spacious fully enclosed rear outside space. The property is DOUBLE GLAZED throughout with Gas Central Heating. Close to local amenities and links to the A500, A50 and M6. Call us now on 01782 959719 to arrange a viewing.



ACCOMMODATION

Ground Floor

Entrance Porch

Entered via double glazed door, double glazed frosted windows to front aspect, laminate flooring. Access to front reception

Front Reception

Bay window to front aspect, wall mounted radiator, 1 x electric wall socket, laminate flooring, electric meter and fuse box, access to first floor.

Rear Reception

Double glazed french door leading to rear gardens, wall mounted radiator, 2 x double electric wall sockets, laminate flooring

Kitchen

Double glazed window to side aspect, 3 x double electric wall sockets, beech effect wall and base units with black work tops, tiled flooring

Bathroom

Double glazed frosted window to side aspect, wall mounted radiator, white three piece suite with over bath shower, airing cupboard with Worcester boiler, part tiled with tiled flooring

Stairs and Landing

Carpeted with 1 x single electric wall socket

Bedroom One

Double glazed window to rear aspect, wall mounted radiator, 1 x double electric wall socket, built in storage space, carpeted

Bedroom Two

Double glazed window to front aspect, wall mounted radiator, 1 x double electric wall socket, access to loft area, carpeted

Outside

Rear Garden

Fully enclosed paved rear gardens with outside tap



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.