

Wakefield Giles

Tel: 01782 897480



**Second Avenue
Porthill
ST5 8RB**

£110,000



TWO DOUBLE BEDROOMS

EN-SUITE SHOWER ROOM

INTERCOM ACCESS

SOUGHT AFTER DEVELOPMENT

PRIVATE PARKING SPACE

UPVC DOUBLE GLAZING

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

A fantastic opportunity to acquire this spacious, well presented executive style apartment situated on a sought after development in the popular area of Porthill in close proximity to local amenities, schools and major road links. Offered to the market with NO ONWARD CHAIN the property has been finished to a high standard and offers spacious open plan living incorporating a well appointed kitchen and a lounge/diner with Juliette balcony. There are two double bedrooms, with an en-suite shower room to the master and a further family bathroom. Further benefits to include Upvc double glazing throughout. Externally there is allocated parking and well kept communal grounds. CALL US NOW AT WAKEFIELD GILES ON 01782 786300 TO BOOK A VIEWING AND SEE WHAT THIS LOVELY APARTMENT HAS TO OFFER.



ACCOMMODATION

First Floor

Entrance Hallway

Timber framed front door, laminate flooring, storage heater, sockets, smoke detector, storage cupboard and an airing cupboard.

Open Plan Kitchen/lounge/Diner 21' 0" x 15' 2" (6.40m x 4.62m)

L shaped room with kitchen comprising of a range of wall and base units with complimentary work surfaces, stainless steel sink unit with chrome mixer tap, integrated electric oven & grill, hob, fridge and washing machine. The lounge/diner has laminate flooring, storage heater, sockets, Upvc double glazed window to the side aspect and a set of Upvc double glazed french doors with a Juliette balcony.

Master Bedroom 12' 7" x 9' 3" (3.83m x 2.82m)

Two Upvc double glazed windows to the rear elevation, laminate flooring, storage heater, sockets and a range of fitted wardrobes.

En-suite

Vinyl flooring, electric towel rail, shower cubicle, pedestal wash hand basin and a W/C.

Bedroom Two 9' 5" x 8' 8" (2.87m x 2.64m)

Upvc double glazed window to the rear elevation, laminate flooring, sockets.

Bathroom

Part tiled walls, vinyl flooring, electric towel rail, three piece suite consisting of a bath with shower attachment and glass screen, pedestal wash hand basin and a W/C.

Externally

Well maintained communal grounds with a designated parking place and visitor parking.



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.