



Sparrow Terrace,  
Porthill



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# Offers in Excess of £120,000

A two bedroom fore courted mid terraced house in the popular location of Porthill. Located close to local amenities, schools and commuter links such as A500, A50 & M6. The property is considered ideal for first time buyers or landlords looking for a property ready to rent out. The property benefits from double glazing, open plan living space and two good sized bedrooms. Viewing is highly advised. No Chain!



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## Ground Floor

### Porch

UPVC front door, laminate flooring.

### Lounge/Diner

8.22m x 3.55m (27' 0" x 11' 8") An open plan lounge/dining area with french doors to the rear, double glazed bay window, radiator and laminate flooring.

### Kitchen

3.09m x 1.75m (10' 2" x 5' 9") A range of wall and base units with worktops, stainless steel sink basin, space for a cooker, plumbing for a washing machine, double glazed window to the side and tiled flooring.

### Bathroom

2.25m x 1.71m (7' 5" x 5' 7") A white suite with bath, vanity hand wash basin, low level W/C, double glazed window, cupboard with boiler, radiator and tiled flooring.

## First Floor

### Bedroom One

3.80m x 3.49m (12' 6" x 11' 5") A double glazed window to the rear, storage cupboard, radiator and carpet flooring.

### Bedroom Two

3.53m x 3.38m (11' 7" x 11' 1") A double glazed window to the front, radiator and carpet flooring.

### External

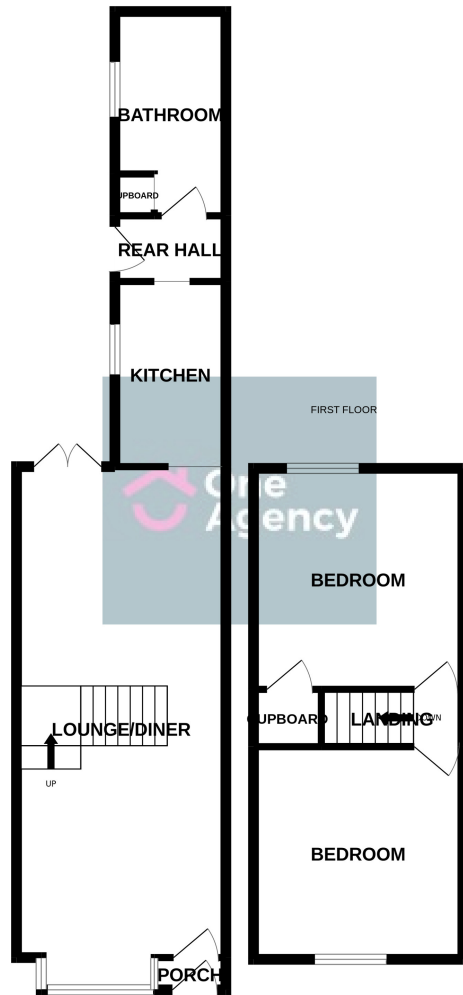
A paved rear garden with rockery section and space for a shed.

### AGENTS NOTES

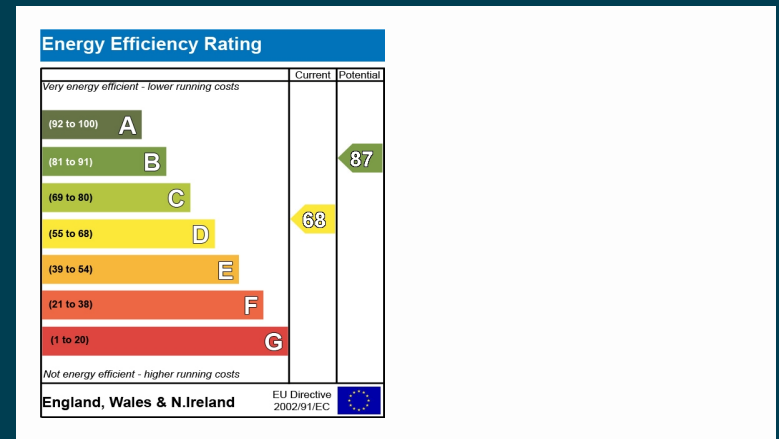
The council tax band is A. The local authority is Newcastle-under-Lyme.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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