



Watlands View,  
Porthill



**OneAgency**

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£115,000

A fore-courted mid terrace house, offering spacious accommodation. The property is located in the popular residential location of Porthill, close to Newcastle-under-Lyme town centre and access to the A34. The property is considered ideal for both landlords and owner occupiers.





### Living Room

5.76m max into bay x 3.64m max(18' 11" x 11' 11") Double glazed window to front, radiator

### Dining Room

3.97m max x 2.78m (13' 0" x 9' 1") Double glazed window to rear, radiator, stairs to 1st floor, under the stairs storage

### Kitchen

3.63m x 2.09m (11' 11" x 6' 10") Fitted range of storage units, stainless steel sink and drainer unit, double glazed window to side, radiator.

### Bedroom 2

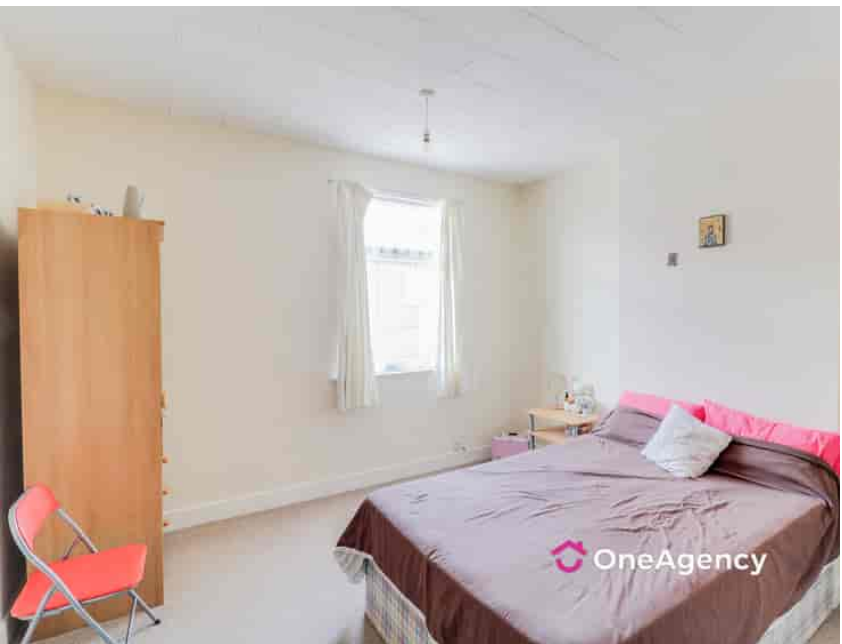
2.49m x 2.69m (8' 2" x 8' 10") Double glazed window to rear, radiator.

### Outside

Rear Yard.

### Agents Notes

Newcastle-under-Lyme Borough Council Tax Band A



### Rear Lobby

Door to side, built in storage area with boiler

### Bathroom

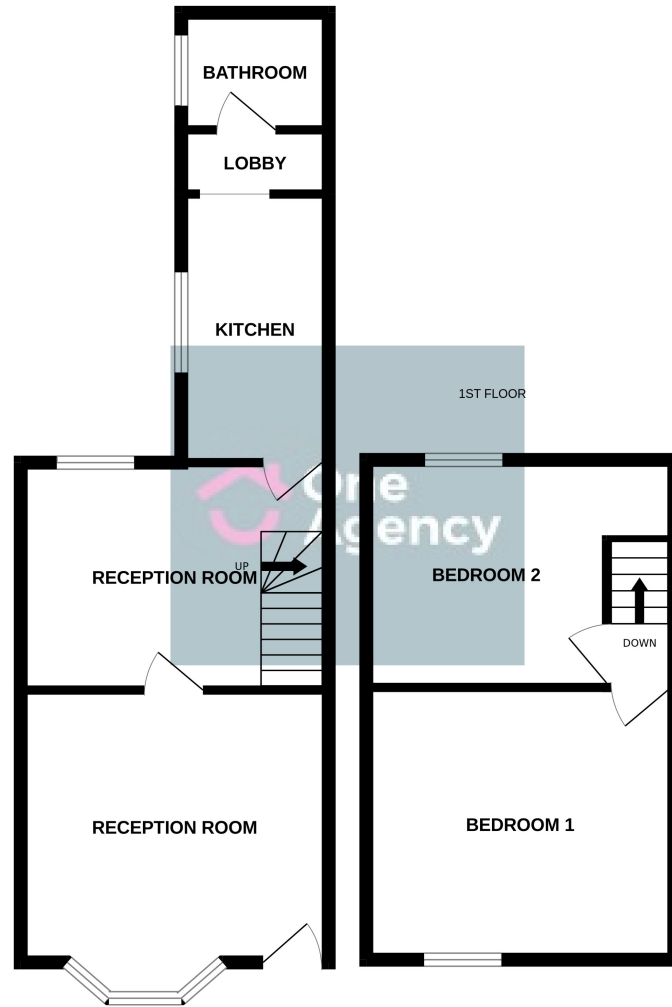
2.35m x 1.95m (7' 9" x 6' 5") White bathroom suite comprising of panelled bath with shower attachment, WC and hand wash basin, radiator, tiled walls

### First Floor

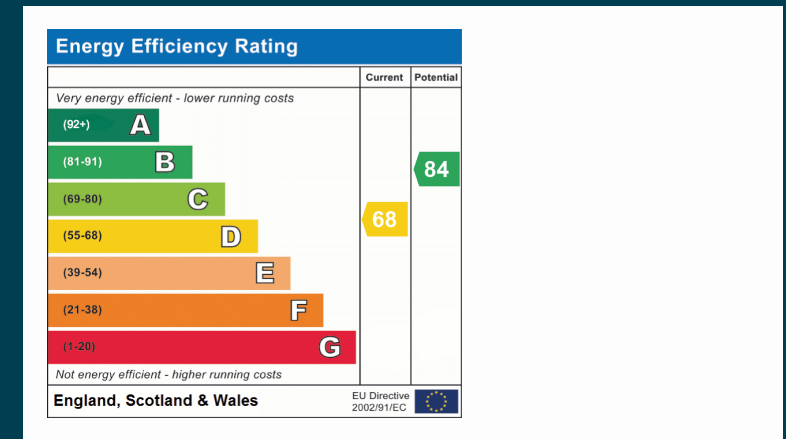
### Bedroom 1

3.95m x 3.67m (13' 0" x 12' 0") double glazed window to front, radiator

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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