

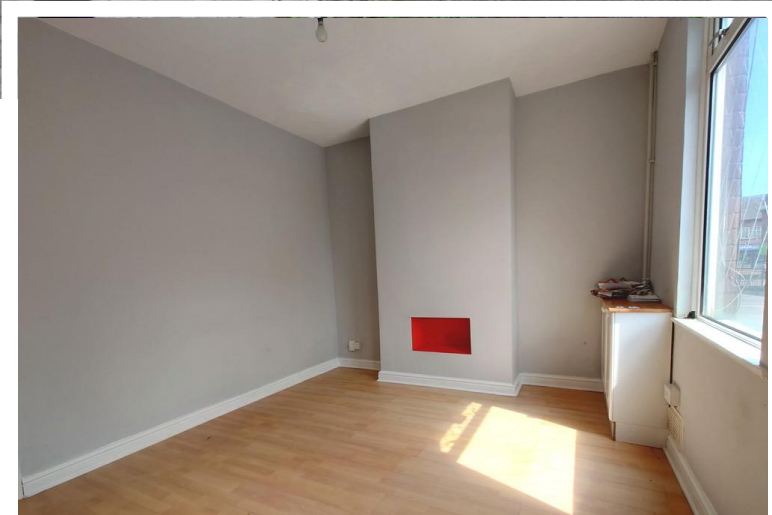


**Victoria Street**  
**Chesterton, ST5 7EP**

- A MID TERRACED HOUSE
- NO CHAIN
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- POPULAR LOCATION
- EASY ACCESS TO AMENITIES & ROAD LINKS
- FURTHER POTENTIAL WITHIN
- 1ST FLOOR BATHROOM

**£95,000**





## Property Description

### INTRO

New on the market with NO CHAIN! Comprising TWO BEDROOMS, and TWO RECEPTION ROOMS, the property also benefits from a well presented kitchen suite and 1st floor bathroom. UPVC double glazing and gas central heating from a Worcester Bosch combi boiler. Rear paved yard with a nice outlook and with outbuildings for storage. Contact us today, an ideal first time buy or investment purchase!

### DIRECTIONS

Please use postcode ST5 7EP for Sat Nav/Google Maps. The property can be identified by our For Sale sign.

### ACCOMMODATION

#### DINING ROOM

12' 7" x 10' 10" (3.84m x 3.3m)

UPVC front entrance door and window to the front. Laminate flooring. Radiator. Cupboard concealing gas and electric meter and consumer unit. Door to:



#### LOUNGE

12' 6" x 11' 9" (3.81m x 3.58m)

Window to the rear, radiator. Door to useful downstairs store cupboard. Door to staircase to the first floor. Dado rail. Fireplace surround. Door to:

#### KITCHEN

9' 11" x 6' 4" (3.02m x 1.93m)

Comprising base and wall mounted cupboard units with worksurfaces. Single drainer sink unit. Wall mounted Worcester Bosch gas combi boiler. Tiled flooring. Splash back wall tiling. UPVC side access door and window to the side.



#### FIRST FLOOR LANDING

Radiator.

#### BEDROOM ONE

16' 2" x 11' 11" (4.93m x 3.63m)

A double room with window to the front, radiator, and small electric radiator.

#### BEDROOM TWO

12' 4" x 11' 10" (3.76m x 3.61m)

Window to the rear, radiator. Door to useful store cupboard, having access to the loft via hatch.



#### BATHROOM

9' 6" x 6' 4" (2.9m x 1.93m)

Comprising a panelled bath, low level W.C and wash hand basin. Store cupboard. Frosted window to the side. Cushion flooring. Part tiled walls.

#### EXTERNALLY

#### REAR YARD

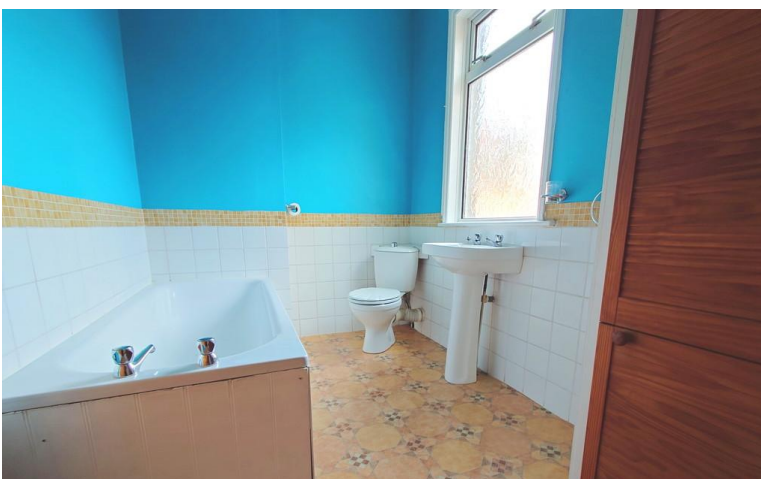
A paved rear yard area, enclosed by wall. An outbuilding provides two storage rooms, attached to the rear of the property. There is an entry to the frontage, via a locked UPVC door (for bin access etc)

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide





and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

#### LOCAL AUTHORITY

Newcastle Borough Council.

#### COUNCIL TAX BAND A

#### EPC RATING (PDF available online)

Current: Potential: (TO FOLLOW)





43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
[enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)  
01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements