

## 31 Whitethorn Way, Chesterton, Newcastle, Staffs, ST5 7BT



**Freehold £120,000**

Bob Gutteridge Estate Agents are pleased to offer to the market this spacious town house situated in this convenient Chesterton location which provides ease of access to the A34 along with the Village of Chesterton where local shops, schools and amenities can be located. As you would expect this home offers central heating along with Upvc double glazing and in brief the accommodation comprises of entrance hall, lounge, separate dining room, fitted kitchen and to the first floor are three bedrooms along with a first floor shower room with separate WC. Externally the property offers gardens to front and rear.

### **ENTRANCE HALL**

With Upvc double glazed front access door with inset lead pattern, pendant light fitting and doors to rooms including;

### **LOUNGE 5.18m x 3.18m (17'0" x 10'5")**

With Upvc double glazed window to front, Upvc double glazed patio door to rear, pendant light fitting, TV aerial connection, panelled radiator, cast iron log burner with stone hearth and power points.



### **DINING ROOM 2.92m x 2.87m (9'7" x 9'5")**

With Upvc double glazed window to front, pendant light fitting, panelled radiator and power points.



### **KITCHEN 3.20m x 2.08m (10'6" x 6'10")**

With Upvc double glazed window to rear, base mounted white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with mixer tap above, built in four ring ceramic gas hob unit, ceramic tiled flooring, plumbing for automatic washing machine and power points. Door to side passageway.



### **SIDE PASSAGEWAY 2.13m x 1.60m (7'0" x 5'3")**

With Upvc double glazed doors to front and rear.

### **FIRST FLOOR LANDING**

With Upvc double glazed window, access to loft space, pendant light fitting, panelled radiator and doors to rooms including;

### **BEDROOM ONE 3.35m x 3.20m (11'0" x 10'6")**

With Upvc double glazed window to front, pendant light fitting, panelled radiator and power points.



### **BEDROOM TWO 3.86m to robes x 2.84m (12'8" to robes x 9'4")**

With Upvc double glazed window to front, pendant light fitting, panelled radiator and power points.



### **BEDROOM THREE 2.87m x 2.24m (9'5" x 7'4")**

With Upvc double glazed window to rear, pendant light fitting, panelled radiator and power points.



### **SHOWER ROOM**

With Upvc double glazed frosted window to rear, fully tiled in high glazed wall ceramics, ceramic tiled flooring, a white suite comprising of wall mounted sink unit, walk in shower enclosure with shower and a heated towel radiator.



### **SEPARATE WC**

With Upvc double glazed frosted window to rear, fully tiled in high glazed wall ceramics, ceramic tiled flooring and a white low level WC.



### **EXTERNALLY**

#### **FORE GARDEN**

With concrete post and timber fencing along with wire mesh to borders, two lawn sections and paved pathway leads to the front of the property.

## REAR GARDEN

Bounded by concrete post and timber fencing along with wire mesh and a lawn section.



## COUNCIL TAX

Newcastle under Lyme Borough Council.

## Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

## MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## NOTE

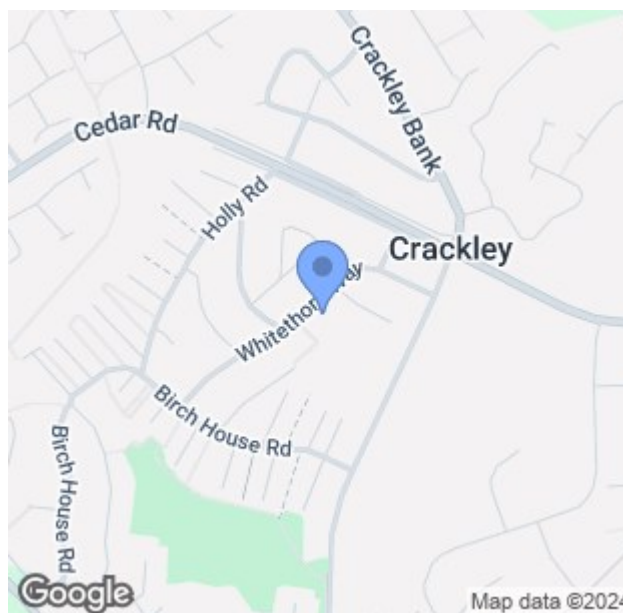
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## SERVICES

Main services of gas, electricity, water and drainage are connected.

## VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

**HOURS OF OPENING**

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

