

## 30 Booth Street, Chesterton, Newcastle, Staffs, ST5 7PU



**Freehold Offers in excess of £138,000**

**\*\* PRICED TO SELL ! NO VENDOR CHAIN ! \*\*** Bob Gutteridge Estate Agents are delighted to bring to the market this modern day end town house situated in this convenient Chesterton location. As you would expect this property offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance hall, downstairs WC, fitted kitchen / dining room, spacious lounge and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers off road parking to the front of the property along with an enclosed rear garden. This property is well placed for access to the A34 as well as being near to local shops, schools and amenities. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN ! Viewing Advised !

### **ENTRANCE HALL**

With composite double glazed frosted front access door, pendant light fitting, battery and mains smoke alarm, panelled radiator, power points, BT telephone point (Subject to usual transfer regulations), stairs to first floor landing and door leads off to;



### **DOWNSTAIRS WC 1.91m x 0.79m (6'3" x 2'7")**

With pendant light fitting, extractor fan, electricity consumer unit, a white suite comprising of low level WC, corner sink unit with taps above, ceramic splashback tiling, ceramic tiled flooring and panelled radiator.



## FITTED KITCHEN / DINING ROOM 4.55m x 2.24m (14'11" x 7'4")

With Upvc double glazed window to front, two pendant light fittings, a range of base and wall mounted high gloss storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in stainless steel sink unit with mixer tap above, integrated four ring gas hob unit with oven beneath plus extractor hood above, double panelled radiator, space for fridge/freezer, plumbing for automatic washing machine, ceramic splashback tiling, power points and a Baxi combination boiler providing the domestic hot water and central heating systems.



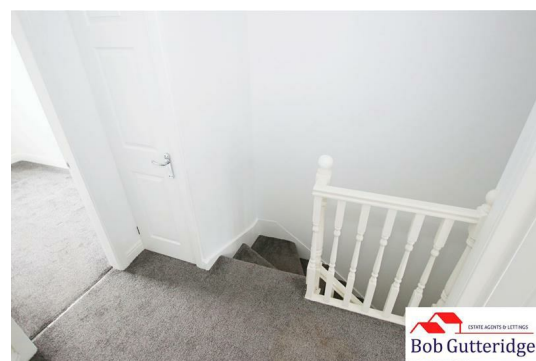
## SPACIOUS LOUNGE 4.11m x 4.22m (13'6" x 13'10")

With Upvc double glazed sliding patio door to rear, coving to ceiling, two pendant light fittings, panelled radiator, power points, TV aerial connection and Virgin Media connection point (Subject to usual transfer regulations).



## FIRST FLOOR LANDING

With pendant light fitting, battery and mains smoke alarm, door to built in airing cupboard plus doors to rooms including;



## BEDROOM ONE (FRONT) 4.22m maximum x 2.72m (13'10" maximum x 8'11")

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



### **BEDROOM TWO 3.63m x 2.08m (11'11" x 6'10")**

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



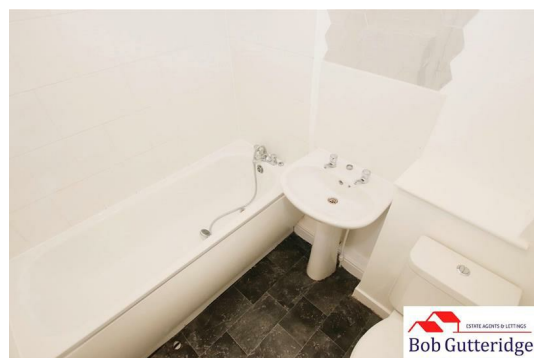
### **BEDROOM THREE 3.07m x 1.98m (10'1" x 6'6")**

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



### **FIRST FLOOR BATHROOM 2.24m x 1.83m (7'4" x 6'0")**

With pendant light fitting, extractor fan, a white suite comprising of low level WC, pedestal sink unit, panelled bath unit with mixer tap plus shower attachment, ceramic splashback tiling, panelled radiator and vinyl cushion flooring.



## **EXTERNALLY**

### **FRONTAGE**

With a brick paved driveway allowing for off road parking and access alongside the property to;

### **REAR GARDEN**

Bounded by concrete post and timber fencing, lawn section and paved pathways.



## **COUNCIL TAX**

Band 'B' amount payable to 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		86 B
69-80	C	73 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

