

205 London Road, Chesterton, Newcastle, Staffordshire, ST5 7HT

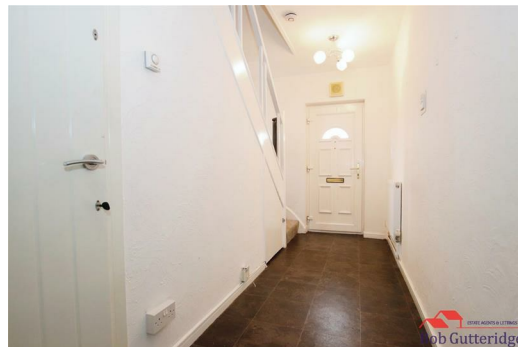


Freehold £159,950

Bob Gutteridge Estate Agents are pleased to offer to the market this well presented traditional bay fronted semi detached home situated in this popular and convenient Chesterton location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A34. 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, outhouse, through lounge/diner, modern fitted kitchen with built in appliances and to the first floor are three generous bedrooms along with a fully tiled shower room. Externally the property offers gardens to front and rear. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

ENTRANCE HALL

With Upvc double glazed frosted front access door, Upvc double glazed frosted window to side, artex to ceiling and walls, wall mounted thermostat, three lamp light fitting, smoke alarm, tile effect flooring, panelled radiator, door to under stairs store, stairs to first floor landing and doors lead off to rooms including;



DOWNSTAIRS WC 1.52m x 0.76m (5'0" x 2'6")

With Upvc double glazed frosted window to side, low level WC, vinyl cushion flooring and pendant light fitting.



OUTHOUSE 3.07m x 2.03m (10'1" x 6'8")

With double glazed front and rear access door, fluorescent tube light fitting, Glow Worm combination boiler providing the domestic hot water and central heating systems, wall light fitting, gas meter and ample external storage space.

FITTED KITCHEN 2.13m x 3.71m (7'0" x 12'2")

With Upvc double glazed window to rear, four spotlight fittings, a range of base and wall mounted high gloss storage cupboards providing ample domestic cupboard and drawer space, square edge work surface with built in Lamona four ring gas hob unit with oven beneath plus extractor hood above, built in bowl and a half sink unit with chrome mixer tap above, glazed splashback, ceramic tiled flooring, integrated fridge/freezer, integrated automatic washing machine, integrated dishwasher, power points, spurs for appliances, ceramic tiled flooring and panelled radiator.



THROUGH LOUNGE / DINING ROOM 6.93m x 3.43m (22'9" x 11'3")

With Upvc double glazed half bay window to front, Upvc double glazed window to rear, artex to ceiling, two three lamp light fittings, two wall light fittings, feature marble fire surround with inset spotlight fittings plus modern pebble effect electric fire, double plus single panelled radiators, TV aerial connection and power points.



FIRST FLOOR LANDING

With Upvc double glazed window to side, three lamp light fitting, smoke alarm, power point and doors to rooms including;

BEDROOM ONE (FRONT) 3.94m x 3.23m (12'11" x 10'7")

With Upvc double glazed window to rear, five lamp light fitting, three lamp light fitting, panelled radiator, TV aerial connection and power points.



BEDROOM TWO (REAR) 3.78m x 3.25m (12'5" x 10'8")

With Upvc double glazed half bay window to front, five lamp light fitting, three lamp light fitting, panelled radiator, power points and built in wardrobe providing ample domestic hanging space and storage space.



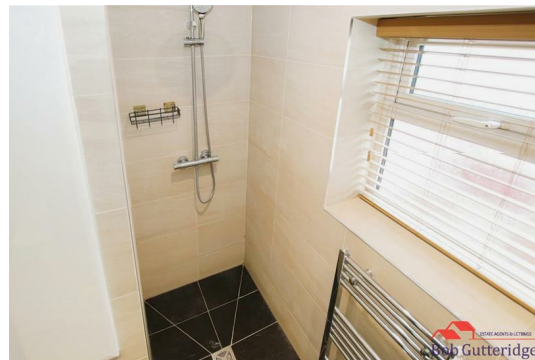
BEDROOM THREE (REAR) 2.92m x 2.44m (9'7" x 8'0")

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



FIRST FLOOR SHOWER ROOM 1.91m reducing to 0.79m x 2.31m reducing to 1.27m (6'3" reducing to 2'7" x 7'7" reducing to 4'2")

With Upvc double glazed frosted window to front, four spotlight fittings, extractor fan, fully tiled in wall ceramics, ceramic tiled flooring, thermostatic direct flow shower, a built in suite comprising of dual flush WC, vanity sink unit with chrome mixer tap above, modern chrome towel radiator and built in airing cupboard.



FORE GARDEN

Bounded by garden brick walls along with a mature hedge, a metal gate provides pedestrian access to the front of the property, paved providing ease of maintenance and shrubs to border.



REAR GARDEN

Bounded by concrete post and timber fencing along with garden brick wall to rear, mature hedge to side, paved area providing patio space and lawn section.



COUNCIL TAX

Band 'A' 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		
69-80	C		76 C
55-68	D		
39-54	E	53 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

