

9 Chatsworth Place, Chesterton, Newcastle, Staffs, ST5 7NR

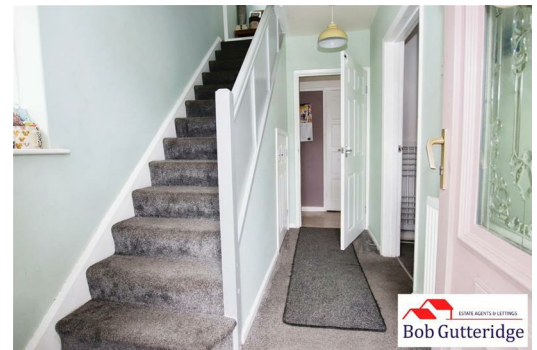


Freehold Offers in excess of £159,950

Bob Gutteridge Estate Agents are delighted to bring to the market this end town house situated in a cul de sac position in this ever popular and convenient Chesterton location. As you would expect this home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance hall, bay fronted lounge, modern fitted kitchen / diner, utility room, downstairs WC and to the first floor are three bedrooms along with a first floor family bathroom. Externally this property is set on a generous plot with gardens to both front and rear. The location is ideal for access to the A34 as well as being near to the village of Chesterton where shops, schools and amenities can all be located.

ENTRANCE HALL

With Upvc double glazed frosted front access door, Upvc double glazed window to side, pendant light fitting, built in store, stairs to first floor landing, door to under stairs store, panelled radiator, power points and doors to rooms including;



BAY FRONTED LOUNGE 4.32m x 3.91m into bay (14'2" x 12'10" into bay)

With Upvc double glazed bay window to front, pendant light fitting, feature fire surround with marble hearth plus inset, TV aerial connection point, Virgin Media connection point (Subject to usual transfer regulations), modern vertical radiator and power points.



FITTED KITCHEN / DINING ROOM 4.01m x 3.00m (13'2" x 9'10")

With Upvc double glazed window to rear, two pendant light fittings, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, square edge work surface in woodblock effect with built in ceramic sink unit with mixer tap above, space for range cooker with extractor hood above, ceramic splashback tiling, plumbing for dishwasher, space for under counter fridge, TV aerial connection point, panelled radiator, vinyl cushion flooring and power points.



PANTRY

With Upvc double glazed window to rear, pendant light fitting and ample domestic storage space.

UTILITY ROOM 3.18m x 1.52m (10'5" x 5'0")

With Upvc doors to front and rear, base mounted storage cupboard, square edge woodblock effect work surface with built in stainless steel circular sink unit with mixer tap above, plumbing for automatic washing machine, space for condenser dryer, ceramic splashback tiling, wood effect flooring, power points, door to built in store and door to;



DOWNSTAIRS WC

With Upvc double glazed window to rear, pendant light fitting, half wood panelling to walls, a low level WC and panelled radiator.



FIRST FLOOR LANDING

With Upvc double glazed window to side, pendant light fitting, access to loft space, door to built in store and doors to rooms including;



BEDROOM ONE (REAR) 3.33m x 3.38m to wardrobe frontage (10'11" x 11'1" to wardrobe frontage)

With Upvc double glazed window to rear, two pendant light fittings, panelled radiator, Virgin Media connection point and power points.



BEDROOM TWO (FRONT) 3.15m x 3.02m (10'4" x 9'11")

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



BEDROOM THREE (FRONT) 3.02m x 2.11m (9'11" x 6'11")

With Upvc double glazed window to front, pendant light fitting, picture rail, oak effect laminate flooring, panelled radiator, power points and door to built in boiler cupboard housing the combination boiler providing the domestic hot water and central heating systems.



FIRST FLOOR BATHROOM 2.03m x 1.65m (6'8" x 5'5")

With Upvc double glazed frosted window to rear, four spotlight fittings, extractor fan, a white suite comprising of low level WC, pedestal sink unit, panelled bath unit with thermostatic direct flow shower, fully tiled in high glazed wall ceramics, modern chrome towel radiator and ceramic tiled flooring.



EXTERNALLY

FORE GARDEN

Bounded by concrete post and concrete/timber fencing, paved pathways, external lighting, two lawn sections and access off to;



REAR GARDEN

Bounded by timber/concrete post and timber fencing along with mature hedges, expansive grassed areas, paved pathways and shrubs to borders.



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.

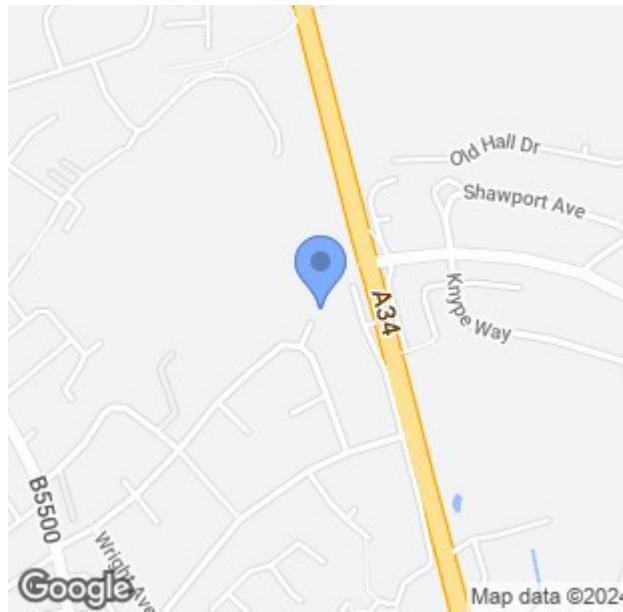
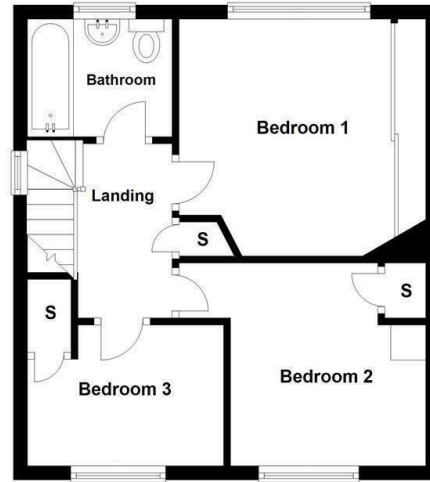
VIEWING

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

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 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

