

27 Junction Crescent, Cross Heath, Newcastle, Staffs, ST5 9GZ



Freehold £210,000

Bob Gutteridge Estate Agents are delighted to bring to the market this modern day detached bungalow situated at the head of a cul de sac in Cross Heath. This property is well placed for access to local shops, schools, doctors and amenities aswell as providing good access to the A34. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, lounge, fitted kitchen/diner, shower room and two bedrooms. Externally the property offers gardens to front, side and rear along with off road parking for two vehicles. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

ENTRANCE HALL

With composite double glazed frosted front access door, pendant light fitting, battery and mains smoke alarm, access to loft space, panelled radiator, power points, oak effect laminate flooring, two built in storage cupboards providing ample domestic storage space, power points and doors to rooms including;



LOUNGE 4.67m x 2.97m (15'4" x 9'9")

With Upvc double glazed window to front with inset Georgian pattern, pendant light fitting, panelled radiator, TV aerial connection point, BT telephone point (Subject to usual transfer regulations), power points and double entry provides access off to;



FITTED KITCHEN / DINER 4.14m x 3.23m (13'7" x 10'7")

With Upvc double glazed patio door to rear, Upvc double glazed window to rear, extractor fan, pendant light fitting, a range of base and wall mounted cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in woodblock effect with built in stainless steel sink unit with mixer tap above, ceramic splashback tiling, freestanding electric cooker with ceramic four ring hob with oven beneath plus extractor hood above, plumbing for automatic washing machine, space for fridge/freezer, power points, door to built in boiler cupboard housing Logic Combi35 combination boiler providing the domestic hot water and central heating systems, double panelled radiator and vinyl cushion flooring.



BEDROOM ONE (REAR) 4.09m x 3.48m (13'5" x 11'5")

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



BEDROOM TWO (FRONT) 3.48m x 2.13m (11'5" x 7'0")

With Upvc double glazed window to front with inset Georgian pattern, pendant light fitting, BT telephone point (Subject to usual transfer regulations), panelled radiator and power points.



WET ROOM 2.11m x 2.03m (6'11" x 6'8")

With Upvc double glazed frosted window to rear, enclosed light fitting, extractor fan, wet room flooring with drainage, ceramic splashback tiling, electric shower, shaver socket and panelled radiator.



EXTERNALLY



FRONTAGE

With a tarmac driveway leading up to the cul de sac of bungalows where number 27 is located at the top on the left. Shrubs and plants to a fore court and a double length tarmac driveway allows for off road parking for two vehicles along with a timber gate providing access to;



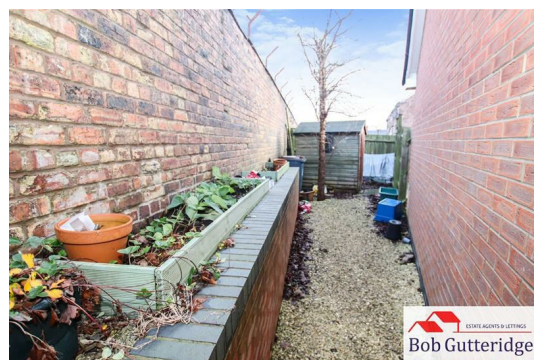
REAR GARDEN

Bounded by timber post and timber fencing along with garden brick walls, paved area providing ample patio space and sitting space, lawn section with shrubs to borders, fruit trees and stone chipping pathway leads off to;



SIDE GARDEN

With garden brick retaining walls, three growing patches, stone chipping and a garden timber shed providing ample external storage space.



COUNCIL TAX

Band 'C' 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.



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 91 B |
| 69-80 | C | 78 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

