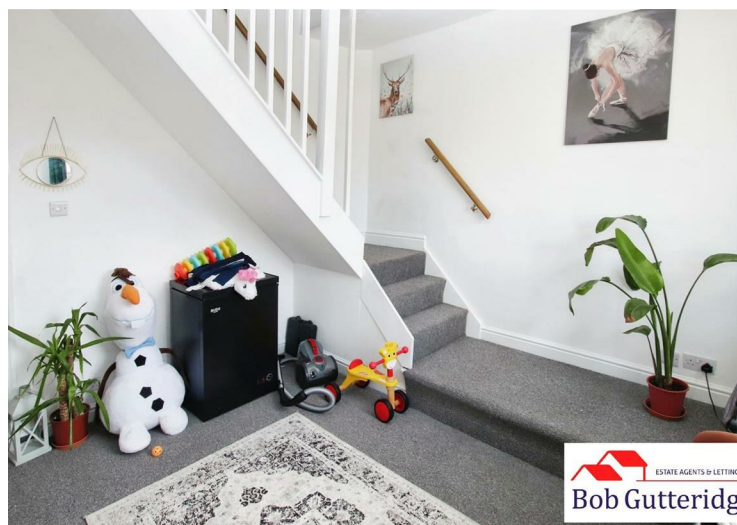


60 Booth Street, Chesterton, Newcastle, Staffs, ST5 7PU



Freehold £115,000

Bob Gutteridge Estate Agents are pleased to bring to the market a recently updated and modernised terraced home situated in Chesterton which provides ease of access to the A34 as well as being near to local shops, schools and amenities. This home offers the modern day comforts of Upvc double glazing along with combination gas fired central heating and in brief the accommodation comprises of living room, lounge, modern fitted kitchen and to the first floor are two double bedrooms along with a first floor bathroom. Externally the property enjoys an enclosed rear yard and also the advantage of a detached brick garage. Viewing Advised !

LOUNGE 3.61m x 3.48m (11'10" x 11'5")

With Upvc double glazed front access with double glazed skylight above, Upvc double glazed window to front, pendant light fitting, panelled radiator, stairs to first floor landing, power points and door leads off to;



LIVING ROOM 4.67m x 3.61m (15'4" x 11'10")

With Upvc double glazing to rear, pendant light fitting, panelled radiator, power points and door leads off to;



FITTED KITCHEN 3.84m x 2.06m (12'7" x 6'9")

With Upvc double glazed windows to side, a range of base and wall mounted grey storage cupboards provide ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit, built in four ring ceramic hob unit with oven beneath plus extractor hood above, ceramic splashback tiling, ceramic floor tiling, Upvc double glazed side access door and power points.



FIRST FLOOR LANDING

With pendant light fitting and doors to rooms including;

BEDROOM ONE (REAR) 3.61m x 2.79m (11'10" x 9'2")

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



BEDROOM TWO 3.66m x 2.49m (12'0" x 8'2")

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



FIRST FLOOR BATHROOM 2.64m x 1.68m (8'8" x 5'6")

A modern white suite comprising low level dual flush WC, pedestal sink unit with taps above, panelled bath unit with shower above, glazed shower screen, modern ceramic splashback tiling, ceramic floor tiling and chrome towel radiator.



EXTERNALLY

REAR YARD

Bounded by garden brick walls and timber gate providing pedestrian access to the rear of the property, paving providing ease of maintenance.

DETACHED BRICK GARAGE

With metal up and over door and ample domestic external storage space etc.



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		86 B
69-80	C		
55-68	D		
39-54	E	48 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

