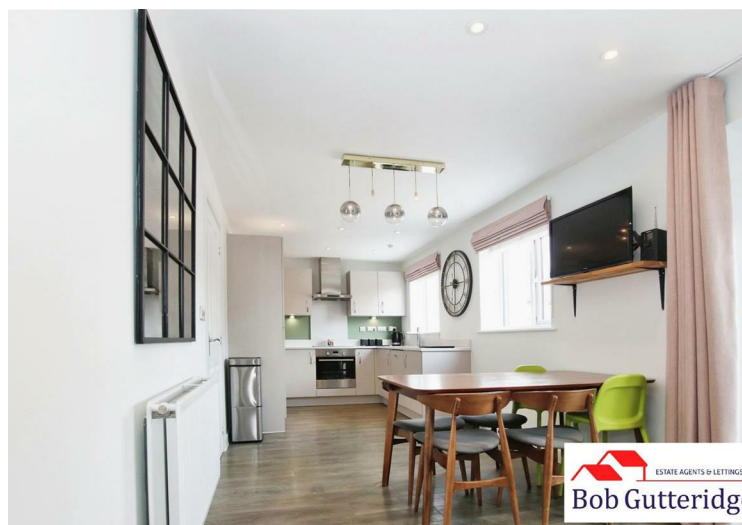


45 Park Mews Deans Lane, Red Street, Newcastle, Staffs, ST5 6EJ

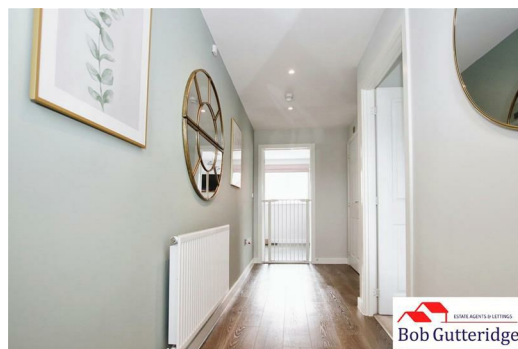
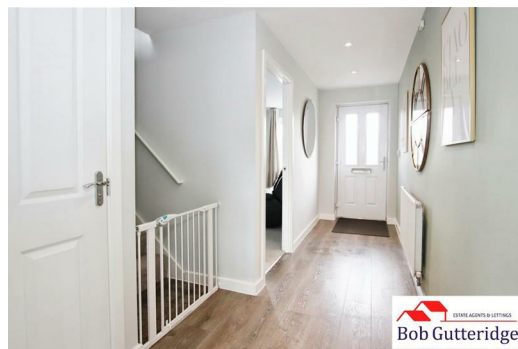


Freehold Offers in excess of £300,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable modern built detached home presented in show home condition ! This beautiful home offers delightful views to the front over open fields and is well placed for access to local schools and amenities as well as offering good road links to the A34 & A500. This beautifully presented home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, downstairs WC, separate lounge, superb open plan fitted kitchen / dining room / family room and to the first floor are four generous bedrooms along with a first floor family bathroom and en-suite shower room. Externally the property offers landscaped gardens to front and rear along with off road parking and an integral garage. This truly wonderful home should be viewed at a potential purchasers earliest convenience !

ENTRANCE HALL

With composite double glazed frosted front access door, four spotlight fittings, battery/mains smoke alarm, panelled radiator, power points, stairs to first floor landing and doors lead off to rooms including;



DOWNSTAIRS WC 1.45m x 0.99m (4'9" x 3'3")

With two spotlight fittings, extractor fan, white suite comprising low level dual flush WC, wall mounted sink unit with taps above, ceramic splashback tiling and modern grey wood effect flooring.



LOUNGE 4.27m x 3.12m (14'0" x 10'3")

With two Upvc double glazed windows to front, pendant light fitting, panelled radiator, feature fireplace, TV aerial connection point, BT telephone point (subject to usual transfer regulations) and power points.



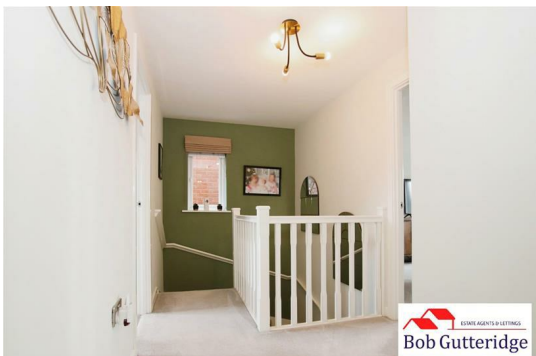
OPEN PLAN FITTED KITCHEN/DINER/FAMILY ROOM 7.29m x 2.64m (23'11" x 8'8")

With two Upvc double glazed windows to rear, Upvc double glazed patio doors to rear, twelve spotlight fittings, heat detector, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, integrated fridge/freezer, built in four ring ceramic induction electric hob unit with oven beneath plus extractor hood above, integrated dishwasher, quartz work surfaces with integrated bowl and a half stainless steel sink unit with chrome mixer tap above, modern grey wood effect flooring, double panelled radiator, power points, plumbing for automatic washing machine and door to under stairs storage cupboard providing ample domestic storage space.



FIRST FLOOR LANDING

With Upvc double glazed window to side, pendant light fitting, access to loft space, two power points and doors lead off to rooms including;



BEDROOM ONE 3.40m x 4.06m (11'2" x 13'4")

With two Upvc double glazed windows to front, pendant light fitting, double panelled radiator, TV aerial connection point, power points, sliding wardrobe doors reveal built in wardrobes providing ample domestic hanging space and storage space and door leads off to;



EN-SUITE SHOWER ROOM 2.26m x 1.14m (7'5" x 3'9")

With Upvc double glazed frosted window to side, enclosed light fitting, white suite comprising of low level dual flush WC, pedestal sink unit with chrome mixer tap above, walk in shower unit with thermostatic shower, fully tiled in wall ceramics, tile effect vinyl cushion flooring and double panelled radiator.



BEDROOM TWO (FRONT) 4.27m x 3.12m (14'0" x 10'3")

With two Upvc double glazed windows to front, pendant light fitting, double panelled radiator, TV aerial connection point, power points and built in double and single wardrobes providing ample domestic hanging space and storage space.



BEDROOM THREE 2.97m x 2.29m (9'9" x 7'6")

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



BEDROOM FOUR 2.67m plus recess x 2.72m (8'9" plus recess x 8'11"

)
With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points and recessed area providing space for wardrobe.



FIRST FLOOR FAMILY BATHROOM 1.83m x 2.11m (6'0" x 6'11")

With Upvc double glazed frosted window to rear, enclosed light fitting, extractor fan, ceramic half walled tiling and a modern white suite comprising of dual flush WC, pedestal sink unit with chrome mixer tap above and panelled bath unit with chrome mixer tap above, double panelled radiator and tile effect vinyl cushion flooring.



EXTERNALLY



FORE GARDEN

Bounded by garden timber post and timber fencing along with mature laurels to borders, paved pathways and double tarmac driveway provides off road parking, access which leads alongside the property providing access off to;



ENCLOSED REAR GARDEN

Bounded by timber post and timber fencing with expansive paved area providing ample domestic patio and sitting space, bark chippings providing play area and further paved area to rear providing further barbecue and sitting space etc.



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.

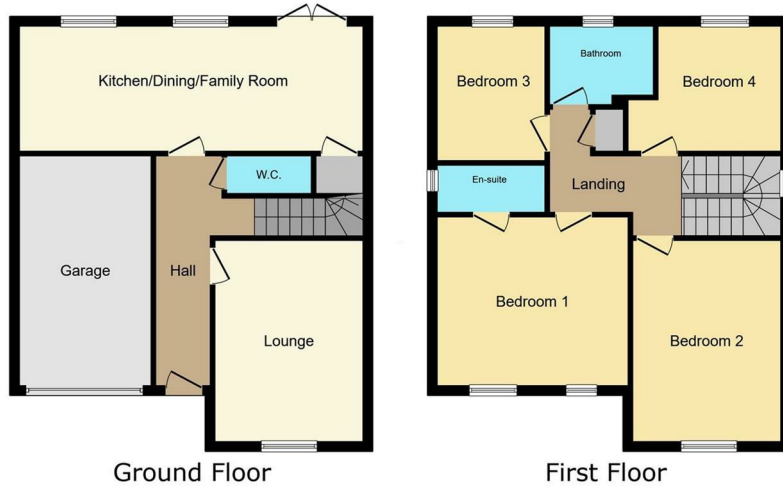
SERVICES

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.

45 Park Mews, Deans Lane, Newcastle, ST5 6EJ



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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

