

31 Horatius Road, Chesterton, Newcastle, Staffs, ST5 7QG



Freehold £210,000

Bob Gutteridge Estate Agents are pleased to offer to the market this desirable and spacious double storey extended semi detached home situated in a pleasant cul de sac position in Chesterton 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 home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance hall, spacious lounge, dining room, conservatory, fitted kitchen and to the first floor are four generous sized bedrooms along with an en-suite shower room and first floor family bathroom. Externally the property offers gardens to both front and rear along with off road parking, integral garage and garden workshop. We can also confirm that this home is being sold with the advantage of NO VENDOR CHAIN !

ENTRANCE HALL

With Upvc double glazed frosted front access door, pendant light fitting, power points, stairs to first floor landing and doors lead off to rooms including;



LOUNGE 4.67m x 3.51m (15'4" x 11'6")

With Upvc double glazed bow window to front with inset lead pattern, coving to ceiling, decorative ceiling rose, pendant light fitting, decorative dado rail, double panelled radiator, feature fire surround with ceramic tiled hearth and inset with living flame coal effect gas fire, TV aerial connection point, power points, door to under stairs storage cupboard and door leads off to;



DINING ROOM 4.42m x 2.54m (14'6" x 8'4")

With Upvc double glazed sliding patio door to rear, Upvc double glazed window to rear with inset lead pattern, coving to ceiling, pendant light fitting, two wall light fittings, double panelled radiator, power points, BT telephone point (subject to usual transfer regulations) and archway provides access off to;



FITTED KITCHEN 3.53m x 2.69m reducing to 2.11m (11'7" x 8'10" reducing to 6'11")

With Upvc double glazed window to rear with inset lead pattern, Upvc double glazed window to side with inset lead pattern, pendant light fitting, a range of base and wall mounted solid wood storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in high gloss granite effect with built in bowl and a half plasticised sink unit with chrome mixer tap above, integrated Indesit four ring gas hob unit with oven beneath, ceramic wall tiling with inset random pattern tile, plumbing for automatic washing machine, space for condenser dryer, panelled radiator, tile effect flooring and door leads off to integral garage.



CONSERVATORY 2.95m x 3.71m (9'8" x 12'2")

With Upvc double glazed double patio doors to rear, Upvc double glazed windows to rear and sides, vaulted double glazed ceiling, three lamp light fitting, vinyl effect flooring and power points.



FIRST FLOOR LANDING

With pendant light fitting, access to loft space, power points and doors leading off to rooms including;



BEDROOM ONE 4.93m x 2.11m (16'2" x 6'11")

With Upvc double glazed window to front with inset lead pattern, pendant light fitting, panelled radiator, power points and door leads off to;



EN-SUITE SHOWER ROOM 2.11m x 2.16m reducing to 1.78m (6'11" x 7'1" reducing to 5'10")

With Upvc double glazed frosted window to rear with inset lead pattern, coving to ceiling, access to loft space, pendant light fitting, white suite comprising of low level WC, pedestal sink unit, corner glazed shower cubicle with Triton electric shower, fully tiled in high glazed wall ceramics with decorative border tile and ceramic tiled flooring.



BEDROOM TWO 4.27m x 2.49m (14'0" x 8'2")

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



BEDROOM THREE 3.10m x 2.41m (10'2" x 7'11")

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



BEDROOM FOUR 2.08m plus door recess x 1.85m (6'10" plus door recess x 6'1")

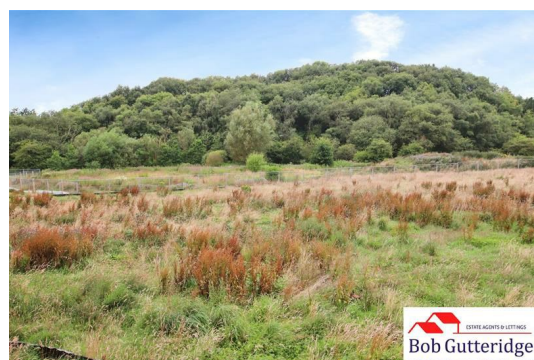
With Upvc double glazed window to front with inset lead pattern, pendant light fitting, panelled radiator, power points, BT telephone extension and door to built in boiler cupboard housing an Ideal combination boiler providing domestic hot water and central heating systems.

FIRST FLOOR FAMILY BATHROOM 1.83m x 1.85m (6'0" x 6'1")

With Upvc double glazed frosted window to rear with inset lead pattern, coving to ceiling, pendant light fitting, fully tiled in high glaze wall ceramics with inset decorative border tile, ceramic tiled flooring, white suite comprising of low level WC, pedestal sink unit and panelled bath unit.



EXTERNALLY



FORE GARDEN

With lawn section to frontage with mature shrubs and plants to borders, concrete/paved driveway providing off road parking for a vehicle.

REAR GARDEN



WORKSHOP 5.33m x 3.51m (17'6" x 11'6")

With two Upvc double glazed windows to rear, two fluorescent tubed light fittings, two pendant light fittings, separate electricity consumer unit, power points, ceramic tiled flooring and ceramic wall tiling.



BRICK STORE 5.31m x 1.12m (17'5" x 3'8")

With two Upvc double glazed windows to rear, ample domestic shelving space and storage space etc.

INTEGRAL GARAGE 4.90m x 2.18m (16'1" x 7'2")

With up and over door, fluorescent tube light fitting, built in meter cupboard, panelled radiator and power points.

COUNCIL TAX

Band 'B' 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		90 B
69-80	C	77 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

