

27 Leech Avenue, Chesterton, Newcastle, Staffs, ST5 7PN



Freehold Offers in excess of £145,000

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional semi detached home set in this popular and convenient Chesterton location which provides ease of access to the A34 as well as being near to the local shops, schools and amenities. This property has partial Upvc double glazing along with gas central heating and in brief the accommodation comprises of storm porch, entrance hall, bay fronted lounge, separate dining room, half brick and Upvc double glazed conservatory, fitted kitchen and to the first floor are three bedrooms along with a first floor family bathroom. Externally the property offers gardens to both front and rear. Viewing Is Advised !

STORM PORCH

With Upvc double glazed French doors to front with double glazed units to sides, part panelled/part glazed door leads off to;

ENTRANCE HALL

With glazed panels to front and skylight, glazed window to side, wall light fitting, dado rail, panelled radiator, stairs to first floor landing, door to under stairs store and doors lead off to rooms including;

LOUNGE 4.14m into bay x 3.15m (13'7" into bay x 10'4")

With Upvc double glazed bow window to front aspect with inset lead pattern to skylights, coving to ceiling, three lamp light fitting, feature fire surround with built in living flame coal effect gas fire, dado rail, Virgin Media connection point (subject to usual transfer regulations), panelled radiator and power points.



DINING ROOM 3.58m x 3.18m (11'9" x 10'5")

With Upvc double glazed sliding patio door to rear, coving to ceiling, three lamp light fitting, dado rail, panelled radiator, power points and sliding door provides access off to;



HALF BRICK/UPVC DOUBLE GLAZED CONSERVATORY 1.88m x 2.39m (6'2" x 7'10")

With Upvc double glazed French doors to rear, Upvc double glazed panels to side and rear, three lamp light fitting with fan assist, ceramic tiled flooring and power points.



FITTED KITCHEN 4.52m x 2.18m (14'10" x 7'2")

With double glazed window to rear, glazed window to side, Upvc double glazed frosted side access door, two four lamp light fittings, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, work surfaces with built in four ring gas hob unit with oven beneath and extractor hood above, built in stainless steel sink unit with chrome mixer tap above, plumbing for automatic washing machine, space for fridge/freezer, space for under counter fridge, panelled radiator and power points, vinyl cushion flooring and a Glow-worm economy boiler providing domestic hot water and central heating systems.



FIRST FLOOR LANDING

With frosted glazed window to side, coving to ceiling, pendant light fitting and access to loft space and doors lead off to rooms including;



BEDROOM ONE (FRONT) 3.48m x 3.18m (11'5" x 10'5")

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



BEDROOM TWO (REAR) 3.61m x 3.15m (11'10" x 10'4")

With Upvc double glazed window to rear, coving to ceiling, four lamp light fitting, panelled radiator and power points.

BEDROOM THREE 2.21m x 1.78m (7'3" x 5'10")

With Upvc double glazed window to front with inset lead pattern, picture rail, panelled radiator and power points.



FIRST FLOOR BATHROOM 2.08m x 2.08m (6'10" x 6'10")

With Upvc double glazed frosted window to rear, coving to ceiling, dado rail, half wood panelling to walls, panelled radiator, modern grey wood effect flooring, a white suite comprising of low level WC, pedestal sink unit and panelled bath unit.



EXTERNALLY

FORE GARDEN

Bounded by garden brick walls along with concrete post and timber fencing, expansive paved area providing ease of maintenance, access which leads alongside the property providing access off to;

REAR GARDEN

Bounded by concrete post and timber fencing along with mature hedges to borders, paved area providing patio and sitting space, lawn section, shrubs to borders and two aluminium garden sheds.



COUNCIL TAX

Band 'A' amount payable to Newcastle under Lyme Borough Council.

Looking To Sell Your Home?

Bob Gutterridge 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.

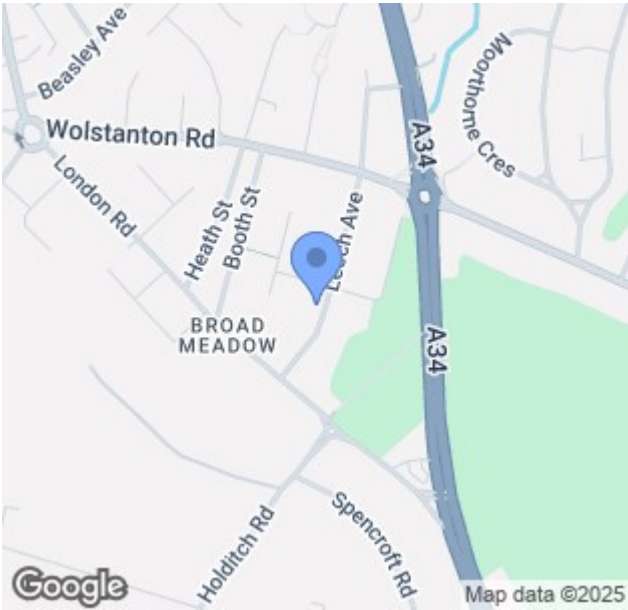
VIEWING

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

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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 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	51 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

