

41 Rowley Avenue, Chesterton, Newcastle, Staffs, ST5 7NX



Freehold £155,000

Bob Gutteridge Estate Agents are pleased to offer to the market this desirable and spacious end town house situated in this convenient Chesterton location which provides ease of access to the village where local shops, schools and amenities can be located 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 gas central heating and in brief the accommodation comprises of entrance hall, lounge, fitted kitchen / diner, utility room, downstairs WC, half brick & Upvc double glazed conservatory and to the first floor are three generous bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear along with off road parking. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

PORCH

With Upvc double glazed French doors to front and door leads off to ;

ENTRANCE HALL

With Upvc double glazing to side aspect, pendant light fitting, panelled radiator, under stairs store, doors to living room and kitchen along with stairs to first floor landing. Access to;



LOUNGE 4.29m x 3.78m (14'1" x 12'5")

With Upvc double glazing to front aspect, pendant light fitting, panelled radiator, fitted gas fire with feature surround and power points.



FITTED KITCHEN / DINER 4.50m x 3.00m (14'9" x 9'10")

With Upvc double glazed window to rear aspect, Upvc double glazed rear access door giving access to conservatory, an excellent range of matching base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, work surface with inset single drainer sink unit with mixer tap above, panelled radiator, concealed lighting, integrated gas hob with electric double oven beneath plus extractor above, power points, spot lighting and door giving access to utility room.



HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 2.74m x 2.49m (9'0" x 8'2")

With Upvc double glazed panels to sides and rear, Upvc double glazed side access door and power points.



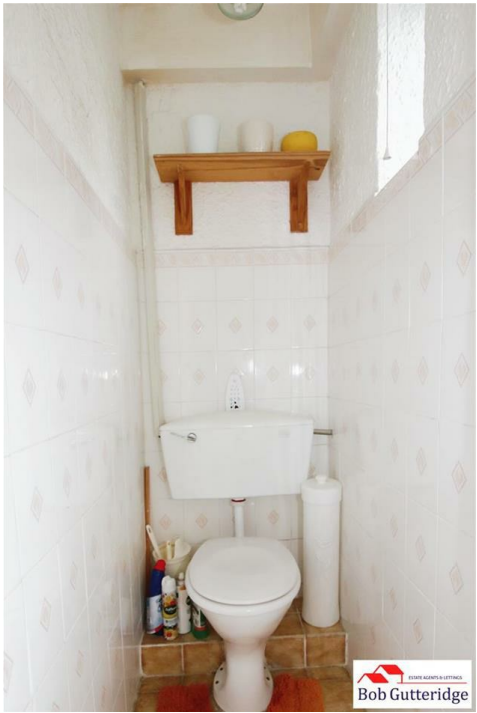
UTILITY ROOM 2.90m x 1.70m (9'6" x 5'7")

With Upvc double glazed doors to front and rear, Upvc double glazed window to side aspect, plumbing for automatic machine, ceramic tiling to floor, work surfaces, power points and Glow Worm gas boiler providing the domestic hot water and central heating systems. Door to built in store and door to;



GROUND FLOOR WC

With Upvc double glazed window to rear aspect, a low level WC, half ceramic tiling to walls and ceramic tiled flooring.



FIRST FLOOR LANDING

With Upvc double glazed window to side aspect and doors to rooms including;

BEDROOM ONE (REAR) 3.71m x 3.38m (12'2" x 11'1")

With Upvc double glazed window to rear aspect, pendant light fitting, coving to ceiling, panelled radiator, fitted wardrobes with mirror fronts and power points.



BEDROOM TWO (FRONT) 3.53m x 2.62m (11'7" x 8'7")

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



BEDROOM THREE 3.05m x 2.13m (10'0" x 7'0")

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



FIRST FLOOR SHOWER ROOM

With Upvc double glazed window to rear aspect, an attractive modern suite comprising low level WC, pedestal sink unit with chrome mixer tap above, corner glazed shower compartment, heated towel radiator, modern grey ceramic wall tiling and vinyl cushion flooring.



EXTERNALLY



FORE GARDEN

Bounded by garden brick walls along with concrete post and timber fencing, double metal gates provide vehicular access to a paved area providing off road parking, a metal gate provides access to the front of the property, lawn section with mature shrubs, external lighting and access off to;

REAR GARDEN

Bounded by concrete post and timber fencing, a paved area provides ample patio and sitting space, lawn section with mature shrubs to borders, external cold water tap and a garden timber shed providing ample external storage space.



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.

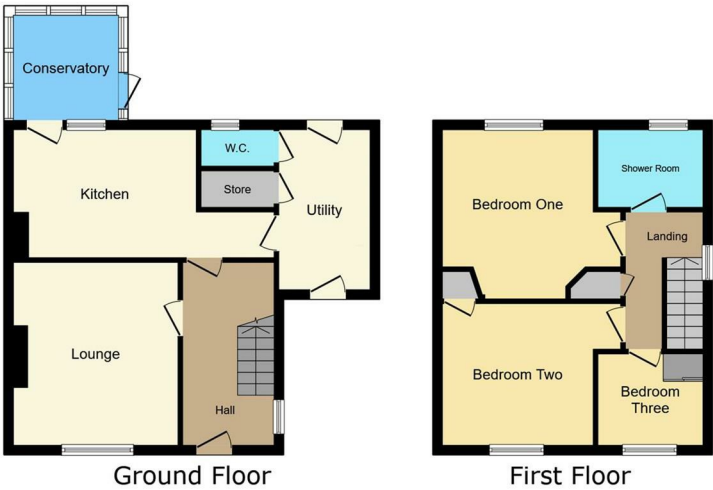
SERVICES

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.

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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 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 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

