

254 Crackley Bank, Chesterton, Newcastle, Staffs, ST5 7AB



Freehold Offers in the region of £234,950

Bob Gutteridge Estate Agents are delighted to bring to the market this recently modernised traditional detached home in the sought-after area of Chesterton.. This beautifully updated property boasts a range of high-quality improvements, including BRAND-NEW windows, a full rewire and NEW plumbing throughout. A NEWLY installed gas combi boiler ensures efficient heating, while the stylish NEW fitted kitchen/diner provides a contemporary space for cooking and entertaining. The bay-fronted lounge offers a bright and welcoming living area, complemented by a separate utility room for added convenience. Upstairs, the first floor features three well-proportioned bedrooms and a newly fitted modern bathroom. Externally the property is set on a generous plot with gardens to both front and rear along with off road parking. With its blend of traditional charm and modern upgrades, this stunning home is move-in ready and perfect for families or professionals alike. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

STORM PORCH

With Upvc double glazed frosted front access door with frosted double glazed panels to sides and skylight, original tiled flooring and part panelled/part glazed front access door with inset lead pattern and stained glass leads off to;

ENTRANCE HALL

With pendant light fitting, double panelled radiator, stairs to first floor landing and door to;



UNDER STAIRS STORE

With Upvc double glazed frosted window to side, electricity consumer unit, meter, pendant light fitting, gas meter and ample domestic storage space.

BAY FRONTED LOUNGE 3.89m into bay x 3.40m (12'9" into bay x 11'2")

With Upvc double glazed bay window to front, pendant light fitting, double panelled radiator, feature ceramic tiled fireplace with open cast iron grate and power points.



"L" SHAPED FITTED KITCHEN/DINING ROOM 3.76m reducing to 2.31m x 5.94m reducing to 3.38m! (12'4" reducing to 7'7" x 19'6" reducing to 11'1")

With Upvc double glazed window to side, Upvc double glazed sliding rear access door, Upvc double glazed bay window to side, heat detector, thirteen spotlight fittings, a range of base and wall mounted sage wood effect storage cupboards providing ample domestic cupboard and drawer space, square edge work surface in oak effect with built in plasticised sink unit with mixer tap above, built in four ring Lamona ceramic hob unit with oven beneath and extractor hood above, integrated fridge/freezer, vinyl cushion flooring, double panelled radiator and power points, access to;



UTILITY ROOM

With Upvc double glazed frosted side access door, Upvc double glazed window to rear, cold water supply for washing machine, power points, vinyl cushion flooring and access to built in store, with Upvc double glazed window to rear, spotlight fitting, plumbing for WC and vinyl cushion flooring.



FIRST FLOOR LANDING

With Upvc double glazed window to side, smoke alarm, pendant light fitting and doors to rooms including;

BEDROOM ONE (REAR) 3.76m x 3.38m (12'4" x 11'1")

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



BEDROOM TWO 3.40m x 3.40m (11'2" x 11'2")

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



BEDROOM THREE 2.16m x 1.96m (7'1" x 6'5")

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



LUXURY FIRST FLOOR FAMILY BATHROOM 2.29m x 1.91m (7'6" x 6'3")

With Upvc double glazed frosted window to rear, aqua boarding to ceiling, aqua boarding to walls in marble effect, a new modern white suite comprising of built in dual flush WC, vanity sink unit with waterfall chrome mixer tap above, "L" shaped bath/shower unit with Monobloc chrome waterfall mixer tap above along with Redring Bright electric shower, vinyl cushion flooring with modern chrome towel radiator.



EXTERNALLY

FORE GARDEN

Bounded by garden brick walls along with concrete post and timber fencing plus mature hedges, lawn section to property with shrubs and plants to borders, flagged driveway provides off road parking and access which leads off to;



REAR GARDEN

Bounded by concrete post and timber fencing along with concrete panels, paved area providing ample domestic patio and sitting space, lawn section with mature shrubs and plants to borders.



COUNCIL TAX

Band 'C' amount payable to Newcastle under Lyme Borough Council/City of Stoke On Trent 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.



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		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	33 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

