

8 Cypress Grove, Chesterton, Newcastle, Staffs, ST5 7HD



Freehold £159,950

Bob Gutteridge Estate Agents are delighted to bring to the market this traditional semi detached home situated in a cul de sac position in Chesterton. This home is well placed for ease of access to local shops, schools and amenities as well as offering good road links to the A34. Internally the accommodation is beautifully presented throughout and is enhanced with the modern day comforts of Upvc double glazing along with gas combination central heating and in brief the accommodation comprises of entrance hall, spacious through lounge/dining room, half brick/Upvc double glazed conservatory, modern open plan fitted kitchen/breakfast room and to the first floor are three generous bedrooms along with a first floor shower room. Externally, the property offers gardens to both front and rear. Viewing of this beautifully presented home is considered a must!

ENTRANCE LOBBY

With Upvc double glazed frosted front access door with inset lead pattern, three lamp light fitting, engineered oak flooring, panelled radiator, stairs to first floor landing and door leads off to;



OPEN PLAN LOUNGE/DINING ROOM 6.05m x 3.10m (19'10" x 10'2")

With Upvc double glazed window to front, Upvc double glazed double patio doors to rear, artex to ceiling, coving, pendant light fitting, cast iron open log burner with oak mantle shelf and slate hearth beneath, double panelled radiator, engineered oak flooring, TV aerial connection point, power points and access leads off to;



HALF BRICK AND UPVC DOUBLE GLAZED CONSERVATORY 3.45m x 2.49m (11'4" x 8'2")

With Upvc double glazed panels to side and rear aspects, Upvc double glazed double patio doors to side, pendant light fitting, engineered oak flooring, double panelled radiator and power points.



MODERN FITTED KITCHEN/BREAKFAST ROOM 4.90m x 2.90m (16'1" x 9'6")

With Upvc double glazed window to rear, Upvc double glazed frosted side access door, nine LED spotlight fittings, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in porcelain sink unit with chrome mixer tap above, built in four ring gas hob unit with extractor hood above, integrated Beko fan assisted oven with grill above, integrated fridge/freezer, space for dishwasher, breakfast bar, travertine effect tiled flooring, double panelled radiator, power points and access leads off to;



BUILT IN UTILITY CUPBOARD

With plumbing for automatic washing machine, space for stacked condenser dryer, two power points and ample domestic storage space.

FIRST FLOOR LANDING

With access to loft space, pendant light fitting and doors lead off to rooms including;



BEDROOM ONE (FRONT) 3.56m x 3.10m (11'8" x 10'2")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, power points, recessed area providing built in wardrobe which provides ample domestic hanging and storage space etc.



"L" SHAPED BEDROOM TWO 3.48m reducing to 2.18m x 2.39m maximum (11'5" reducing to 7'2" x 7'10" maximum)
With Upvc double glazed window to rear, pendant light fitting, panelled radiator and power points.



BEDROOM THREE (FRONT) 3.58m x 1.93m (11'9" x 6'4")
With Upvc double glazed window to front, pendant light fitting, panelled radiator and power points.



**FIRST FLOOR SHOWER ROOM 2.54m x 1.37m plus shower recess
(8'4" x 4'6" plus shower recess)**

With two Upvc double glazed frosted windows to side, Upvc double glazed frosted window to rear, four spotlight fittings, a modern white suite comprising dual flush WC, wall mounted sink unit with taps above and walk in shower with Mira Advance electric shower, ceramic splashback tiling in travertine effect wall ceramics with inset decorative border tile, wet room flooring and double panelled radiator.



EXTERNALLY

FORE GARDEN

Bounded by concrete post and timber fencing along with metal works, metal gate provides pedestrian access to the front of the property, limestone chipping provides ease of maintenance, paved pathways, shrubs to borders and access which leads alongside the property providing access off to;



ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing with Indian stoned paved area providing patio and sitting space, tiered up with stone chipping providing ease of maintenance with mature shrubs and plants to borders and access to a garden timber shed which provides ample domestic external storage space etc.



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.

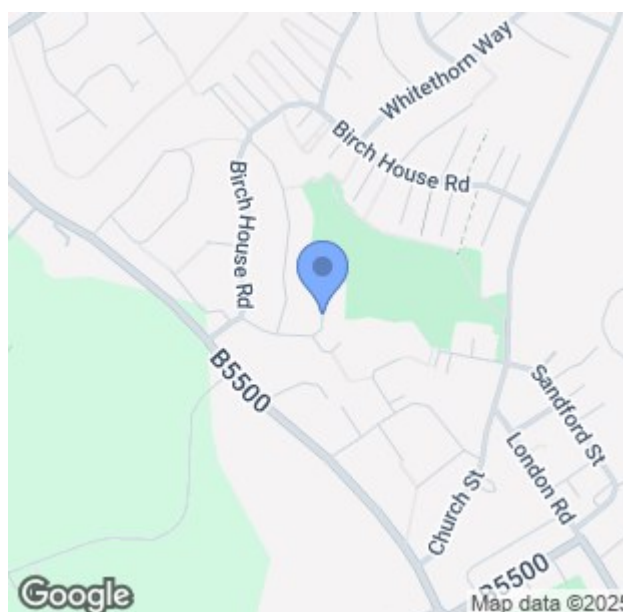
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.

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		84 B
69-80	C		
55-68	D	64 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

