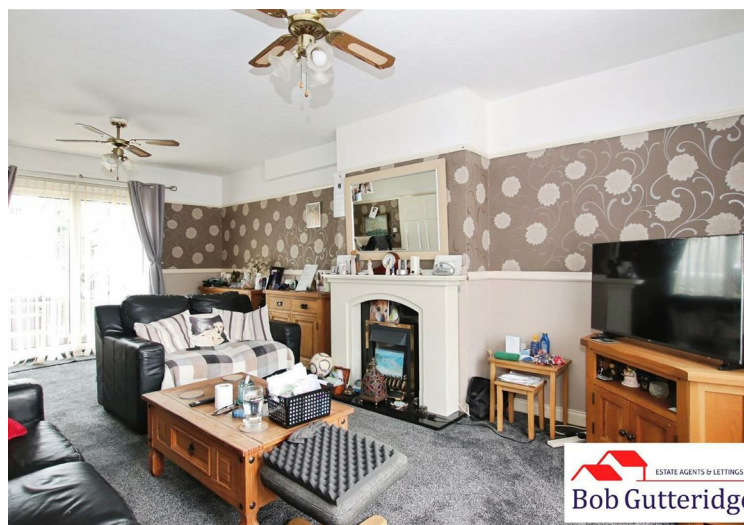


## 54 Cedar Road, Chesterton, Newcastle, Staffs, ST5 7DF



**Freehold £129,950**



Bob Gutteridge Estate Agents are pleased to offer to the market this traditional semi detached home which offers a spacious living arrangement and offers the modern day comforts of Upvc double glazing along with gas central heating. In brief the accommodation comprises of entrance lobby, through lounge / diner, modern fitted kitchen, dining room and to the first floor are three generous sized bedrooms along with a first floor shower room. Externally the property offers a brick paved frontage and an enclosed rear garden. The location is perfect for access to the A34 & A500 as well as being well placed for local shops, schools and amenities. Viewing Advised !

### ENTRANCE LOBBY

With Upvc double glazed frosted front access door, enclosed light fitting, coat hooks, stairs to first floor landing, panelled radiator, smoke alarm and door provides access to;



### THROUGH LOUNGE / DINER 6.25m x 3.56m (20'6" x 11'8")

With Upvc double glazed window to front, Upvc double glazed sliding patio door to rear, two pendant light fittings, picture rail, dado rail, feature fireplace with inset gas fire, two panelled radiators, TV aerial connection point, power points and door leads off to;



### FITTED KITCHEN 2.92m x 2.69m (9'7" x 8'10")

With Upvc double glazed window to rear, pendant light fitting, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with mixer tap above, space for freestanding gas cooker, plumbing for automatic washing machine, ceramic splashback tiling, ceramic tiled flooring, space for fridge/freezer, panelled radiator, power points and door to built in pantry. Door provides access off to;



**DINING ROOM 3.40m x 1.93m (11'2" x 6'4")**

With Upvc double glazed window to front, Upvc double glazed frosted side access door, Worcester boiler providing the domestic hot water and central heating systems, electricity consumer, gas meter, power points and recess under staircase providing ample storage space.



**FIRST FLOOR LANDING**

With Upvc double glazed window to side, enclosed window to side, access to loft space, door to built in storage and doors to rooms including;



**BEDROOM ONE (FRONT) 3.58m x 3.20m + recess (11'9" x 10'6" + recess)**

With Upvc double glazed window to front, pendant light fitting, panelled radiator, power points and recessed area providing space for dressing table.



**BEDROOM TWO (REAR) 3.51m + recess x 2.97m (11'6" + recess x 9'9")**

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points and recessed area providing ample shelving and storage space.



### **BEDROOM THREE (FRONT) 3.51m x 1.98m (11'6" x 6'6")**

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

### **FIRST FLOOR SHOWER ROOM 2.24m x 1.65m (7'4" x 5'5" )**

With two Upvc double glazed frosted windows to rear, a white suite comprising of low level dual flush WC, pedestal sink unit with taps, corner glazed shower cubicle, aqua boarding to walls, wood effect flooring and panelled radiator.



## **EXTERNALLY**

### **FORE GARDEN**

Bounded by mature hedges and concrete post and timber fencing, a brick paved frontage which offers potential for off road parking subject to planning permission for a dropped kerb. Access off to;

### **REAR GARDEN**

Bounded by concrete post and timber fencing along with garden block walls, paved area providing patio and sitting space plus a feature pond.



## **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**

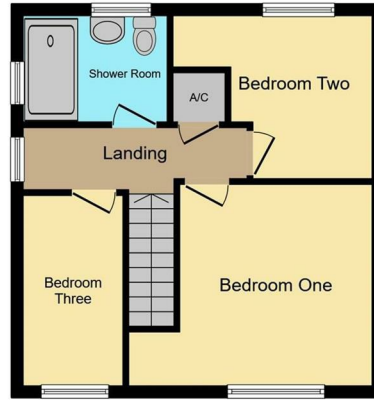
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



54 Cedar Road, Newcastle, ST5 7DF



Ground Floor



First Floor

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

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ESTATE AGENTS & LETTINGS



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



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