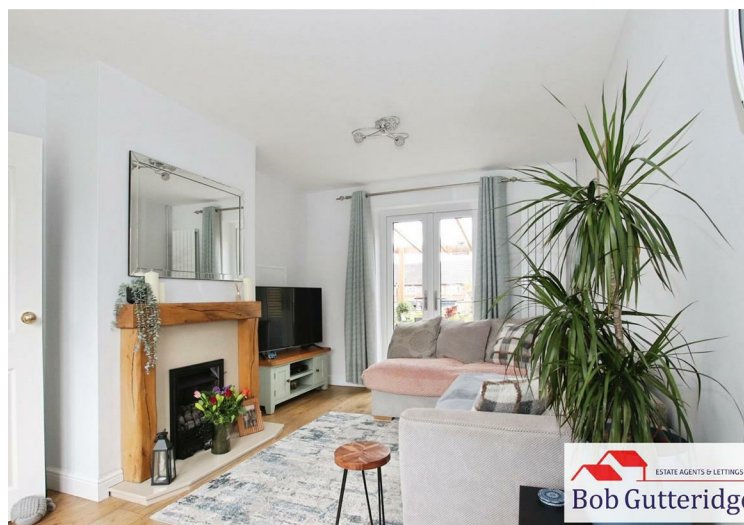


61 Cleveland Road, Knutton, Newcastle, Staffs, ST5 6HX



Freehold £159,950

Bob Gutteridge Estate Agents are delighted to bring to the market this immaculately presented semi detached home situated on a corner plot in this convenient Knutton location which provides ease of access to local shops, schools and amenities 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 combi central heating and in brief the accommodation comprises of entrance lobby, through lounge, modern "L" shaped fitted kitchen / dining room and to the first floor are two bedrooms along with a fully tiled first floor bathroom. Externally the property offers gardens to both front and rear along with a block paved area which could easily create off road parking (Subject to usual planning consents). Viewing Of This Beautifully Presented Home Is A Must !

ENTRANCE LOBBY

With composite double glazed frosted front access door, pendant light fitting, oak-effect flooring, double-panelled radiator, stairs to first floor landing and doors leading off to rooms including:



THOUGH LOUNGE 4.88m x 3.18m (16'0" x 10'5")

With Upvc double glazed bow window to front, Upvc double glazed French doors to rear, two pendant light fittings, modern vertical double radiator, feature fire surround, TV aerial connection point, oak effect laminate flooring, power points and Virgin Media connection point (Subject to usual transfer regulations).



"L" SHAPED FITTED KITCHEN / DINING ROOM 5.46m reducing to 2.95m x 3.78m reducing to 1.73m (17'11" reducing to 9'8" x 12'5" reducing to 5'8")

With Upvc double glazed windows to both front and rear aspects, composite double glazed frosted side access door, built-in gas/electric meter cupboards, two pendant light fittings, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, square edge woodblock work surface with built-in resin sink unit with mixer tap above, built-in ceramic four ring gas hob with oven beneath plus extractor hood above, space for fridge/freezer, plumbing for automatic washing machine, ceramic splashback tiling, oak-effect laminate flooring, power points, modern vertical radiator and door to understairs storage cupboard providing further storage space.



FIRT FLOOR LANDING

With Upvc double glazed window to rear, pendant light fitting, access to loft space, power point and doors leading off to rooms including:



BEDROOM ONE 4.90m x 3.18m (16'1" x 10'5")

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



BEDROOM TWO 3.28m x 2.79m (10'9" x 9'2")

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



FIRST FLOOR FULLY TILED BATHROOM 2.11m x 1.68m (6'11" x 5'6")

With Upvc frosted window to rear, four spotlight fittings, extractor fan, fully tiled in high-gloss wall ceramics, ceramic tiled flooring, a white suite comprising low-level dual flush WC, wall-mounted sink unit with chrome mixer tap above, panelled spa bath unit with central chrome mixer tap plus Triton electric shower and modern chrome towel radiator.



EXTERNALLY



FORE GARDEN

Bounded by timber posts and fencing with timber gate providing pedestrian access to the front of the property, lawn section with plum slate chippings to borders for ease of maintenance, raised beds with mature shrubs, flagged pathways, and access alongside the property to:



SIDE GARDEN

Bounded by concrete post and timber fencing, a block paved area offers potential to create off road parking subject to the kerb being dropped along with ususal planning permissions granted. Steps lead to the front of the property.



ENCLSOED REAR GARDEN

Bounded by concrete posts with timber/concrete panels, a decked area providing patio and seating space along with offering a good degree of privacy, limestone chippings for low maintenance, additional patio area, raised railway sleeper beds with mature shrubs and plants plus a timber garden shed providing ample domestic 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

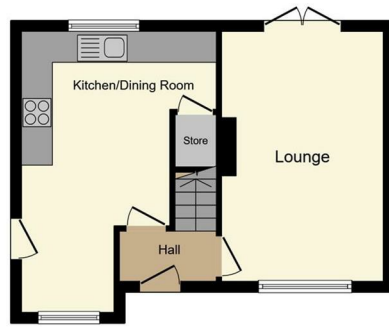
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



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

 **Bob Gutteridge**
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

