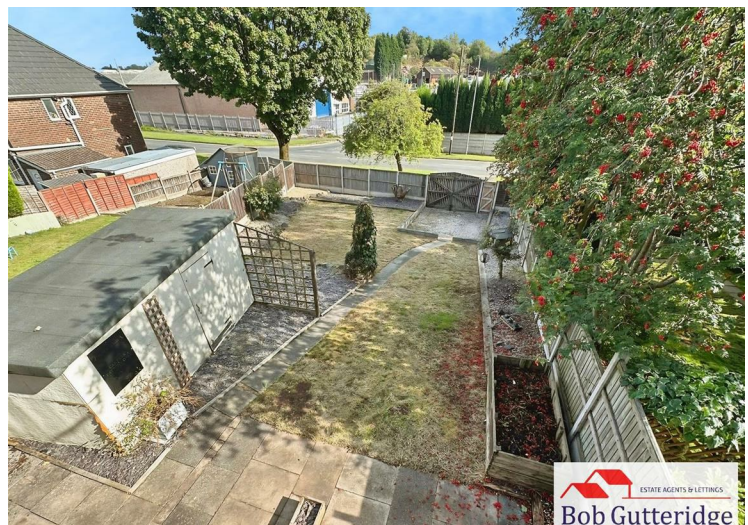


9 Landseer Place, Chesterton, Newcastle, Staffs, ST5 7LE



Freehold £125,000

Bob Gutteridge Estate Agents are pleased to bring to the market this traditional end town house situated in this cul de sac location in Chesterton. The property offers ease of access to local shops, schools and amenities as well as offering good road links to the A34. This property offers Upvc double glazing and in brief the accommodation comprises of entrance hall, through lounge / diner, fitted kitchen, lean-to and to the first floor are two bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear along with off road parking for a vehicle. We can also confirm that this home is being sold with the added benefit of **NO VENDOR UPWARD CHAIN !**

ENTRANCE HALL

With part panelled part frosted glazed front access door, Upvc double glazed window to side, pendant light fitting, BT telephone points (Subject to usual transfer regulations), panelled radiator, Honeywell thermostat and doors to rooms including:



THROUGH LOUNGE / DINER 6.07m x 3.40m reducing to 2.95m (19'11" x 11'2" reducing to 9'8")

With Upvc double glazed windows to front and rear aspects, two pendant light fittings, two decorative ceiling roses, dado rail, feature fireplace, TV aerial connection point, BT telephone point (Subject to usual transfer regulations) and power points.



FITTED KITCHEN 3.00m x 2.24m (9'10" x 7'4")

With Upvc double glazed window to rear, four lamp light fitting, a range of base and wall mounted high-gloss cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built-in stainless steel sink unit with mixer tap above, slate-effect laminate flooring, power points and door to built-in pantry.



PANTRY

With Upvc double glazed frosted window to side, original stillage and ample domestic storage space.

LEAN-TO 2.95m x 1.88m (9'8" x 6'2")

With panelled front access door, Upvc rear access door, Upvc double glazed window to side, four spotlight fittings, decorative dado rail, gas meter cupboards, Ideal boiler providing the domestic hot water and central heating systems plus power points.

FIRST FLOOR LANDING

With Upvc double glazed window to side, access to loft space and doors to rooms including:



BEDROOM ONE (FRONT) 4.29m x 2.82m (14'1" x 9'3")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, power points and door to a built-in wardrobe providing ample domestic hanging space and storage space.



BEDROOM TWO 3.15m x 3.58m reducing 2.77m (10'4" x 11'9" reducing 9'1")

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



FIRST FLOOR BATHROOM 1.93m x 1.63m (6'4" x 5'4")

With Upvc double glazed frosted window to side, light fitting, a white suite comprising low level dual-flush WC, pedestal sink unit with taps above, panel bath unit with taps above plus electric shower, aqua board to walls, tile-effect laminate flooring and door to built-in storage cupboard providing ample domestic shelving and storage space.



EXTERNALLY

FORE GARDEN

Bounded by concrete post and timber fencing along with mature hedges. A metal gate provides pedestrian access to the front of the property, two stone chipping areas provide ease of maintenance and leads alongside the property to;



REAR GARDEN

Bounded by concrete post and timber fencing, a paved area provides ample domestic patio and sitting space, paved pathways, two lawn sections, plum slate chipping to borders providing ease of maintenance, double timber gates provide vehicular access to the rear of the property with a gravelled area providing off-road parking for a vehicle.



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.

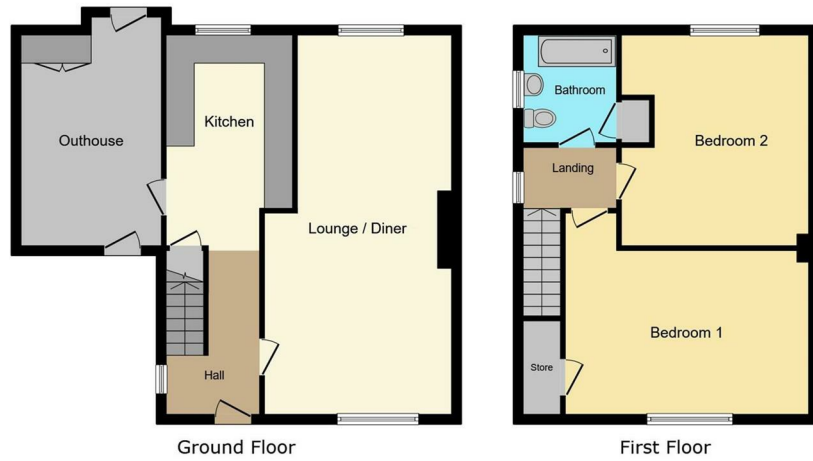
SERVICES

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.

9 Landseer Place, Newcastle, ST5 7LE



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



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

