

48 Woodrow Way, Chesterton, Newcastle,, Staffs, ST5 7AP

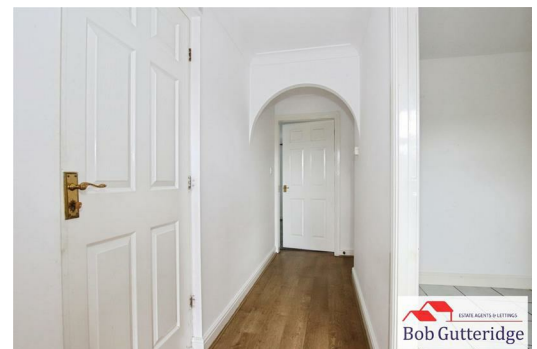


Freehold Asking price £220,000

Bob Gutteridge Estate Agents are pleased to offer to the market this modern day detached home situated on this popular residential development in Chesterton which provides ease of access to the A34 & A500 as well as being near to local shops, schools and amenities. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, downstairs WC, fitted kitchen/breakfast room, full width lounge/diner and to the first floor are three bedrooms along with a first floor bathroom plus an en-suite shower room. Externally the property offers off road parking along with an integral garage and gardens to both front and rear aspects. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

ENTRANCE HALL

With coved ceiling, globe light fitting, thermostat, battery and mains smoke alarm, single panelled radiator, three power points, doors leading off to rooms including;



DOWNSTAIRS WC 1.63 x 0.86 (5'4" x 2'10")

With Upvc double glazed window to side, pendant light fitting, suite comprising of low level WC, sink unit, ceramic splashback tiling, single panelled radiator, marble effect ceramic tiled flooring.



FITTED KITCHEN / BREAKFAST ROOM 4.17 x 2.13 (13'8" x 7'0")

With Upvc double glazed window to front with inset Georgian style pattern, range of base and wall mounted cherrywood storage cupboards providing ample cupboard and drawer space, textured round edge work surface, built-in sink unit with mixer tap above, built-in four ring gas hob unit with oven beneath and extractor hood above, ceramic splashback tiling in mosaic effect, ceramic floor tiling, single panelled radiator, space for fridge, hot and cold plumbing for automatic washing machine, seven power points plus spurs for appliances. Built-in boiler cupboard with Glow Worm boiler providing the hot water and central heating systems.



FULL WIDTH LOUNGE / DINER 5.77 x 3.48 (18'11" x 11'5")

With Upvc double glazed window to rear, Upvc double glazed patio doors to rear, coving to ceiling, two pendant light fittings, two single panelled radiators, six power points, BT telephone point, t.v. aerial point and Sky connection point subject to usual transfer regulations, marble hearth and inset with surround. Stairs leading to;



FIRST FLOOR LANDING

With Upvc double glazed window to side, access to loft, pendant light fitting, battery and mains smoke alarm and doors lead to rooms including;

BEDROOM ONE 4.32 x 3.05 (14'2" x 10'0")

With Upvc double glazed window to front, pendant light fitting, single panelled radiator, four power points, built-in double and single wardrobes providing ample hanging space and storage space. Door leads off to;



EN-SUITE SHOWER ROOM 1.91 x 2.03 (6'3" x 6'8")

With Upvc double glazed window to front with inset Georgian style pattern, white suite comprising low level WC, pedestal sink unit and corner glazed shower cubicle with Hyrdamax directflow shower, ceramic splashback tiling in marble effect, double shaver socket, globe light fitting, extractor fan, ceramic tiled flooring, panelled radiator.



BEDROOM TWO 3.25 x 3.38 (10'8" x 11'1")

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



BEDROOM THREE 2.44 x 2.59 (8'0" x 8'6")

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



FIRST FLOOR BATHROOM 2.79 x 2.44 (9'2" x 8'0")

With Upvc double glazed window to side, white suite comprising low level WC, pedestal sink unit and panelled bath unit, ceramic splashback tiling with inset patterned tile and border tile, marble effect ceramic tiled flooring, single panelled radiator, globe light fitting, built-in airing cupboard with copper hot water cylinder and ample drying space and storage space.



EXTERNALLY

FORE GARDEN

Bounded by garden brick walls with shrubs to borders, lawned section and tarmac driveway providing off road parking. Access to;

INTEGRAL SINGLE GARAGE 5.37 maximum x 2.34 (17'7" maximum x 7'8")

With metal up and over door, pendant light fitting and electricity consumer unit.



REAR GARDEN

Bounded by concrete post and timber fencing and timber post and timber fencing, flagged area providing sitting space, lawned section, shrubs to borders.



COUNCIL TAX

Band 'C' 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

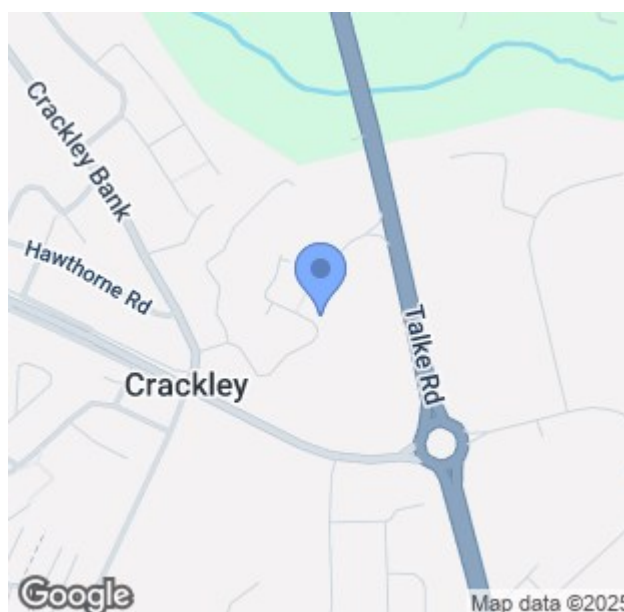
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	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

