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171 Crackley Bank, Chesterton, Newcastle, Staffs, ST5 7AB



Freehold £235,000

Bob Gutteridge Estate Agents are delighted to bring to the market this ideal investment opportunity situated in this convenient and popular Chesterton location. This traditional detached home is set on a generous plot and as such the owner of this property and have applied and been granted **OUTLINE PLANNING PERMISSION FOR A NEW BUILD DETACHED HOME** (Planning Ref: 23/00161/OUT) within the grounds. The current home is in need of modernisation/upgrade, however offers majority Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance lobby, bay fronted lounge, separate sitting room, kitchen, ground floor bathroom, downstairs WC and to the first floor are three generous double bedrooms. Externally the property offers gardens to front, side and rear along with off road parking. This home is being sold with the added benefit of **NO VENDOR CHAIN!**

ENTRANCE LOBBY

With part panelled part frosted glazed front access door with inset lead pattern and stained glass, pendant light fitting, smoke alarm, stairs to first floor landing and doors to rooms including;

BAY FRONTED LOUNGE 4.34m x 3.33m (14'3" x 10'11")

With Upvc double glazed bay window to front with inset lead pattern and stained glass to skylights, pendant light fitting, picture rail, feature fire surround with gas fire, double panelled radiator and power points.



SITTING ROOM 4.42m x 3.58m (14'6" x 11'9")

With Upvc double glazed bay window to front with inset lead pattern and stained glass to skylights, two pendant light fittings, double panelled radiator, ceramic tiled feature fireplace with gas fire, built in meter cupboard, power points and door to;



KITCHEN 2.26m x 2.24m (7'5" x 7'4")

With Upvc double glazed window to rear, pendant light fitting, Baxi boiler providing the domestic hot water and central heating systems, Belfast sink unit quarry tiled flooring, space for gas cooker and power points. Door to;



GROUND FLOOR BATHROOM 2.26m x 1.55m (7'5" x 5'1")

With Upvc double glazed frosted window to front with inset lead pattern, pendant light fitting, a white suite comprising of wall mounted sink unit, rolltop bath unit, ceramic half wall tiling and panelled radiator.



REAR LOBBY AREA

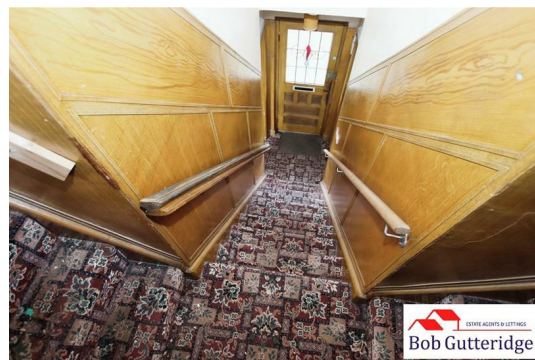
With part panelled part glazed rear access door, pendant light fitting, door to former coal store and door to;

DOWNSTAIRS WC

With frosted glazed window to side, high level WC and pendant light fitting.

FIRST FLOOR LANDING

With Upvc double glazed window to rear, two pendant light fittings and doors to rooms including;



BEDROOM ONE 3.96m x 3.35m (13'0" x 11'0")

With Upvc double glazed window to front and rear aspects, picture rail, pendant light fitting, ceramic tiled fireplace, panelled radiator, power points and door to built in store.



BEDROOM TWO 3.61m x 3.05m (11'10" x 10'0")

With Upvc double glazed window to front, pendant light fitting, picture rail, ceramic tiled fireplace, panelled radiator, power points and door to built in store.



BEDROOM THREE 3.96m x 2.26m (13'0" x 7'5")

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



EXTERNALLY

FORE GARDEN

With garden brick walls to frontage along with a metal gate providing pedestrian access, a double tarmac driveway allows for ample off road parking for several vehicles, mature hedges to border and access off to;



SIDE GARDEN

A parcel of land which has outline planning consent passed for the construction of a three bedrooms detached dwelling. The land currently consists of mature hedges to borders, lawn section and fruit trees.



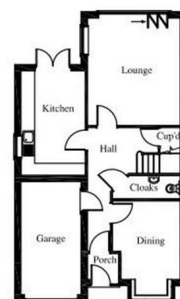
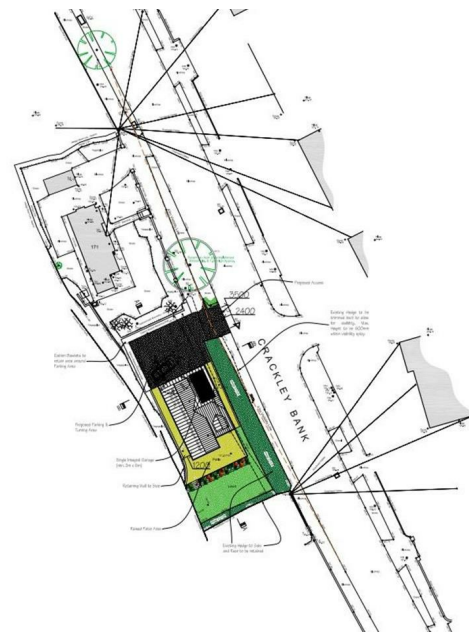
REAR GARDEN

With concrete post and timber fencing along with mature hedges, tarmac area and shrubs to borders.

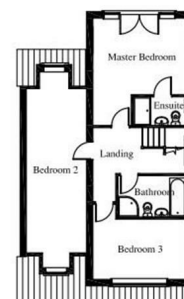


OUTLINE PLANNING PERMISSON

This property has been granted outline planning permission (23/00161/OUT) for a detached new build dwelling which would consist of entrance hall, lounge, dining room, kitchen, downstairs WC and to the first floor are three bedrooms with an en-suite off the master bedroom along with a separate first floor bathroom. Links to Newcastle Under Lyme Planning have been provided within this marketing material.



Ground Floor Plan



First Floor Plan

Indicative Layout

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		
69-80	C		77 C
55-68	D		
39-54	E	52 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

