

## 197 Crackley Bank, Chesterton, Newcastle, Staffs, ST5 7AB



**Freehold £150,000**

Bob Gutteridge Estate Agents are pleased to offer to the market this smartly present double bay fronted semi detached home situated in this convenient and popular Chesterton location which provides ease of access to the A34 & A500 as well as being near to shops, schools and amenities. As you would expect this home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of storm porch, entrance hall, bay fronted lounge, dining room, fitted kitchen, side porch and to the first floor are three bedrooms along with a first floor modern bathroom. Externally the property offers gardens to front and rear and potential to create off road parking subject to planning consents for the kerb to be dropped. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

### STORM PORCH

With Upvc double glazed French doors to front, Upvc double glazed panels to sides, laminate flooring, timber wall panelling and part panelled part glazed door leads off to;



### ENTRANCE LOBBY

With pendant light fitting, oak effect laminate flooring, panelled radiator, stairs to first floor landing and door leads off to;



### **BAY FRONTED LOUNGE 3.91m x3.68m to bow (12'10" x12'1" to bow)**

With Upvc double glazed bay window to front with inset lead pattern, pendant light fitting, panelled radiator, oak effect laminate flooring, cast iron log burner with exposed natural mantle shelf above, power points and door leads off to;



### **DINING ROOM 3.73m x 3.28m (12'3" x 10'9")**

With Upvc double glazed sliding patio door to rear, pendant light fitting, oak effect laminate flooring, panelled radiator and power points.



### **INNER HALLWAY**

With Upvc double glazed window to side, pendant light fitting, panelled radiator, oak effect laminate flooring and access to;

### **FITTED KITCHEN 3.23m x 1.40m (10'7" x 4'7")**

With Upvc double glazed bay window to rear, pendant light fitting, 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 stainless steel sink unit with mixer tap above, built in four ring ceramic electric hob unit with oven beneath plus extractor hood above, oak effect laminate flooring, power points and door to;



### **SIDE PORCH 3.15m x 1.30m (10'4" x 4'3")**

With doors to front and rear aspects, quarry tiled flooring and a Glow Worm combination gas boiler providing the domestic hot water and central heating systems.



### **FIRST FLOOR LANDING**

With Upvc double glazed window to side, pendant light fitting, access to loft space and doors to rooms including;

### FIRST FLOOR BATHROOM 2.44m x 1.68m (8'0" x 5'6")

With Upvc double glazed frosted window to rear, an attractive modern white suite comprising of low level WC, pedestal sink unit with chrome mixer tap above, panelled bath with chrome mixer tap plus thermostatic direct flow shower, glazed shower screen, modern ceramic wall tiling, chrome heated towel radiator and modern grey laminate flooring.



### BEDROOM ONE 3.81m x 3.05m (12'6" x 10'0")

With Upvc double glazed bay window to front, pendant light fitting, decorative picture rail, panelled radiator and power points.



### **BEDROOM TWO 3.86m to bow x 3.00m (12'8" to bow x 9'10")**

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



### **BEDROOM THREE 3.10m max x 1.73m (10'2" max x 5'8")**

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



### **EXTERNALLY**

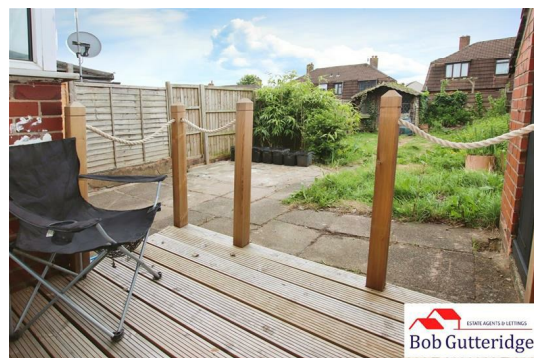
### **FORE GARDEN**

Bounded by garden brick walls, gravelled area offering potential for off road parking subject to the kerb being dropping with usual planning consents, paved pathways and access off to;



## REAR GARDEN

Bounded by concrete/timber post and timber fencing, paved area provides patio and sitting space, external store, lawn section and mature shrubs to borders.



## COUNCIL TAX

Band 'B' 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.



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

