

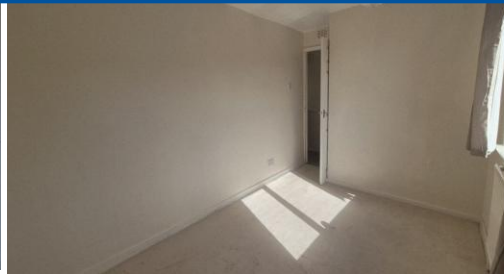
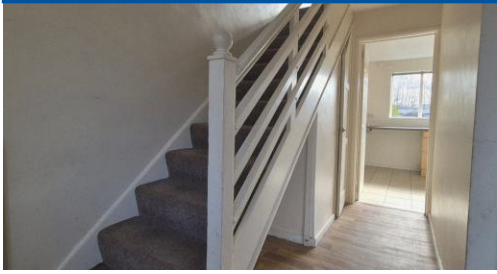


Fir Tree Place | Chesterton | Newcastle | ST5 7BA

Offers in excess of £100,000

THREE BEDROOM SEMI DETACHED PROPERTY, POPULAR LOCATION, NO UPWARD CHAIN.

This semi detached family home is situated in a popular residential location, offering excellent access to local amenities, schools, commuter and transport networks. The accommodation comprises, entrance hall, lounge, kitchen, utility room, three bedrooms and a bathroom. Externally the property has generous size front and rear gardens. Viewings are strongly recommended.



Property Description

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ENTRANCE HALL

Wooden framed entrance door with small glass panels and staircase leading to the first floor.

LOUNGE

13' 9" x 11' 3" (4.215m x 3.439m) Fire surround, single glazed window and a single radiator.

KITCHEN

14' 7" x 8' 5" (4.457m x 2.586m) Fitted wall and base units, integrated oven, hob and extractor (please check all appliances) sink unit with hand basin and taps, radiator and views to the rear garden.

UTILITY ROOM

8' 4" x 4' 10" (2.561m x 1.479m) Utility area with wooden door to the rear garden, single glazed window the side and wall units - along with a work surface and access to the boiler.

BEDROOM

13' 7" x 11' 3" (4.146m x 3.445m) Double bedroom to the front of the property, with double glazed window, single radiator and a storage cupboard.

BEDROOM

13' 6" x 8' 5" (4.131m x 2.590m) Second double bedroom to the rear of the property with u p v c double glazed window and single radiator.

BEDROOM

8' 2" x 8' 6" (2.490m x 2.613m) U p v c double glazed window and single radiator.

BATHROOM

Family bathroom consisting of WC, pedestal wash hand basin and panelled bath with over head electric shower. With double glazed window and single radiator.

EXTERIOR

Externally the property has generous size front and rear gardens.

GENERAL INFORMATION

Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

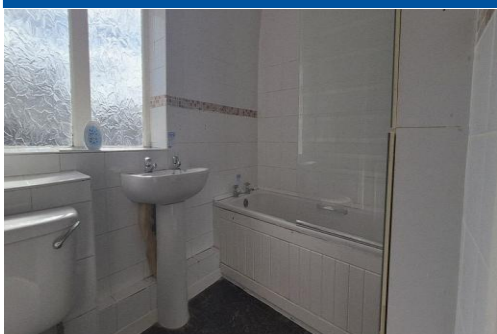
Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31



Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

ST5 1EN

www.louistaylor.co.uk

newcastle@louis-taylor.co.uk

01782 622677

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements