

7 Roman Drive, Chesterton, Newcastle, Staffs, ST5 7QB



Freehold £164,950

Bob Gutteridge Estate Agents are pleased to offer to the market this desirable semi detached home situated in a cul de sac location in Chesterton which provides ease of access to local shops, schools and amenities as well as being well placed for access to the A34. This home offers the modern day comforts of Upvc double glazing along with gas central heating and the added benefit of leased solar panels which assist with reducing day to day running costs. In brief the accommodation comprises of entrance hall, fitted kitchen, lounge, two bedrooms plus a shower room. Externally the property offers gardens to front and rear along with off road parking and a detached sectional garage. **Viewing Of This Home Is Essential !**

ENTRANCE HALL

With aluminium double glazed frosted side access door, artex to ceiling, three lamp light fitting, access to loft space, Worcester wall mounted thermostat, door to built in storage cupboard providing ample domestic shelving and storage space and doors leading off to rooms including;

FITTED KITCHEN 4.14m x 1.57m (13'7" x 5'2")

With double glazed window to front elevation inset lead pattern, artex to ceiling, four lamp light fitting, a range of base and wall mounted soft grey storage cupboards providing ample domestic cupboard and drawer space, round edge work surfaces with built in stainless steel sink unit with chrome mixer tap above, built in Beko four ring brushed stainless steel gas hob with oven beneath plus extractor hood above, plumbing for automatic washing machine, integrated fridge, ceramic splashback tiling, vinyl cushion flooring, power points and door to built in storage cupboard providing ample domestic shelving and storage space.



LOUNGE 3.76m x 3.48m (12'4" x 11'5")

With double glazed bow window to front elevation with inset lead pattern, artex to ceiling, coving, five lamp light fitting, panelled radiator, TV aerial connection point and power points.



BEDROOM ONE 3.07m x 3.02m (10'1" x 9'11")

With double glazed window to rear elevation, artex to ceiling, three lamp light fitting, panelled radiator, power points and built in wardrobes providing ample domestic hanging and storage space.



BEDROOM TWO 3.02m x 2.11m (9'11" x 6'11")

With part panelled and part double glazed rear access door with double glazed side panel, artex to ceiling, three lamp light fitting, double panelled radiator and power points.



FULLY TILED SHOWER ROOM 2.16m x 1.65m (7'1" x 5'5")

With artex to ceiling, enclosed light fitting, extractor fan and a three piece suite comprising low level WC, pedestal sink unit and corner glazed shower cubicle with thermostatic direct flow shower. Fully tiled in high gloss wall ceramics with inset decorative border tile, vinyl cushion flooring and panelled radiator.



EXTERNALLY

FORE GARDEN

With garden block wall along with mature hedge to borders, a paved area with gravelled edging provides ease of maintenance, a brick paved driveway leads alongside the property providing ample off road parking for several vehicles. Access to;



ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, a brick paved patio area provides ample patio and sitting space, flagged pathways, lawn section with mature shrubs to borders, two gravelled area providing ease of maintenance, greenhouse, timber shed providing ample external storage space and access to;



DETACHED SECTIONAL GARAGE

With up and over door, glazed window to side and ample external storage space.

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.



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	90 B
69-80	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

