

## 21 Woodcastle Crescent, Chesterton, Newcastle, Staffs, ST5 7GB



**Leasehold £170,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious mid-town house, pleasantly situated within a cul-de-sac position in Chesterton, providing ease of access to local shops, schools, and amenities, whilst also offering excellent road links to the A34. This well-presented home benefits from timber double glazing together with gas combination central heating. In brief, the accommodation comprises an entrance hall, fitted kitchen/breakfast room, spacious lounge, and a separate fitted utility room. To the first floor are three generous double bedrooms together with a family bathroom. Externally, the property enjoys a forecourt frontage together with an enclosed rear garden. The property also benefits from access to a secure communal car park, providing off-road parking for up to two vehicles.

Viewing is highly recommended to fully appreciate the spacious accommodation, convenient location, and excellent value this attractive family home has to offer.

## ENTRANCE HALL

With composite double glazed frosted front access door with frosted double glazed panels to either side, battery/mains-operated smoke alarm, two pendant light fittings, panelled radiator, modern grey wood-effect laminate flooring, staircase rising to the first floor landing, power points, and access leading to:



## DOWNSTAIRS WC/UTILITY AREA 1.75m x 1.52m (5'9" x 5'0")

With positive air vent, enclosed light fitting, a white suite comprising a low-level dual-flush WC and pedestal wash hand basin with taps above, ceramic splashback tiling, modern chrome heated towel radiator, space for a condenser dryer, and herringbone-effect vinyl cushion flooring.



## BUILT IN STORE CUPBOARD 1.47m x 0.91m (4'10" x 3'0")

With batten light fitting, electricity consumer unit, and ample domestic hanging and storage space.

## FITTED KITCHEN / BREAKFAST ROOM 3.58m x 2.97m (11'9" x 9'9")

With timber double glazed window to the front, six LED spotlight fittings, positive airflow vent, a range of base and wall-mounted sage storage cupboards providing ample domestic cupboard and drawer space, round-edge wood block effect work surfaces incorporating a resin one-and-a-half bowl sink unit with brushed stainless steel mixer tap above, integrated dishwasher, integrated automatic washing machine, integrated microwave, built-in CDA four-ring gas hob with glazed splashback and extractor hood above, built-in fan-assisted oven with grill above, space for a fridge/freezer, built-in breakfast bar, panelled radiator, modern grey wood-effect laminate flooring, power points, and an Ideal Logic Combi gas boiler providing the domestic hot water and central heating systems.



**LOUNGE 4.70m x 3.51m reducing to 2.97m (15'5" x 11'6" reducing to 9'9")**

With double glazed patio doors to the rear incorporating a matching double glazed side panel, two pendant light fittings, two panelled radiators, positive airflow vent, Virgin Media & BT telephone connection points (subject to usual transfer regulations) and power points.



**FIRST FLOOR LANDING**

With pendant light fitting, battery-operated smoke alarm, panelled radiator, power point, access to the loft space with retractable ladder and boarding, door to a built-in storage cupboard providing ample domestic shelving and storage space, positive airflow vent and doors leading off to:

**BEDROOM ONE (REAR) 4.29m x 3.45m reducing to 3.10m (14'1" x 11'4" reducing to 10'2")**

With timber double glazed window to the rear, pendant light fitting, positive airflow vent, panelled radiator, and power points



**BEDROOM TWO (FRONT) 5.21m x 2.59m + door recess (17'1" x 8'6" + door recess)**

With timber double glazed window to the front, pendant light fitting, positive airflow vent, panelled radiator, and power points.



**BEDROOM THREE 3.76m reducing to 2.54m x 3.66m (12'4" reducing to 8'4" x 12'0")**

With timber double glazed window to the front, pendant light fitting, positive airflow vent, panelled radiator, and power points.



**FIRST FLOOR FAMILY BATHROOM 2.24m x 2.06m (7'4" x 6'9")**

With timber double glazed frosted window to the rear, enclosed light fitting, positive airflow vent, a white suite comprising a low-level dual-flush WC, pedestal wash hand basin with taps above, panel bath with taps above and Triton electric shower, ceramic splashback tiling, electric shaver socket, tile-effect flooring, and modern chrome heated towel radiator.



**EXTERNALLY**



**FORE COURT**

With metal railings to the boundaries, two metal gates providing pedestrian access to the front of the property, paved pathways with blue slate chippings providing ease of maintenance, and a metal gate providing access alongside the property to:

**ENCLOSED REAR GARDEN**

With timber posts and timber fencing to the boundaries, an Indian stone paved area providing ample domestic patio and sitting space whilst allowing for ease of maintenance, a slightly raised timber decked seating area providing additional patio and barbecue space with planters to the borders, external cold water supply, EV charge point, external timber shed providing ample domestic external storage space, and a timber gate providing access to:



**COMMUNAL ALLOCATED PARKING**

With metal gates operating on a fob entry system allowing vehicular access to the rear of the property, and a brick paved communal parking area providing off-road parking for two vehicles.



## **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**

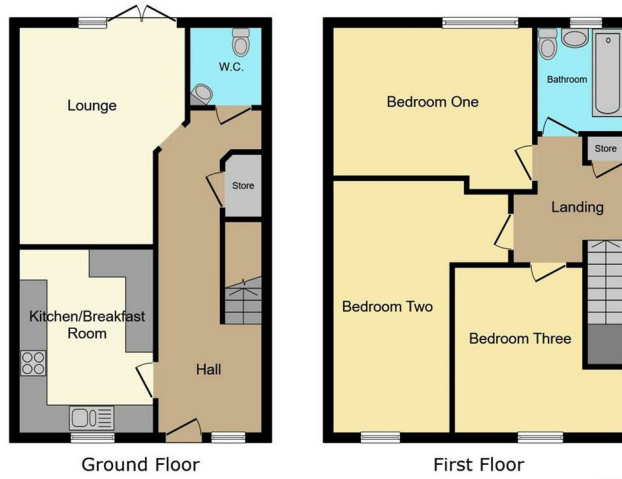
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## **SERVICES**

Main services of gas, electricity, water and drainage are connected.

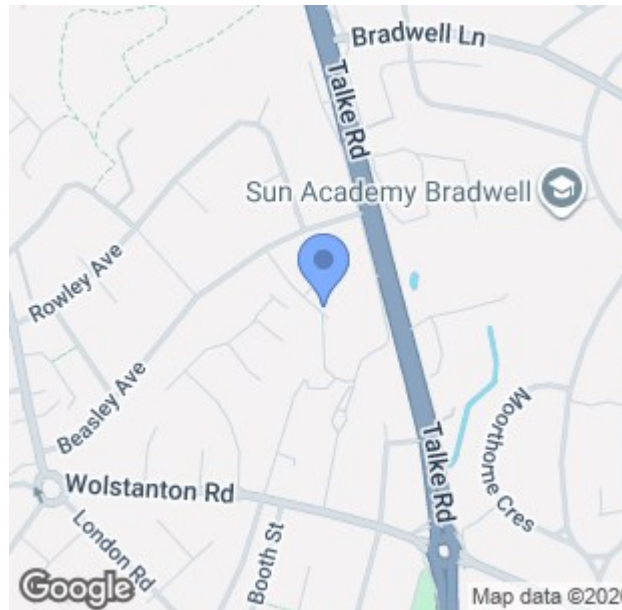
## **VIEWING**

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



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

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 75 C    | 79 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 |



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