

## 85 London Road, Chesterton, Newcastle, Staffs, ST5 7LR



**Freehold £289,950**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious semi detached home situated on a 0.20 acre plot in Chesterton. This desirable plot on which this house sits offers potential purchasers scope to develop on the land subject to usual planning permissions. As you would expect this home offers double glazing along with gas combi central heating and in brief the spacious accommodation comprises of entrance hall, cellar, bay fronted lounge, separate dining room, fitted kitchen / breakfast room, utility, store, downstairs shower room and to the first floor are three double bedrooms along with a first floor bathroom and en-suite shower room. Externally the property offers a desirable sized garden which provides off road parking and a detached brick garage/workshop. This village centre location provides ease of access to local shops, schools and amenities as well as being well placed for access to the A34. Viewing Advised !

### STORM PORCH

With multi-glazed frosted front access door, ceramic tiled flooring, feature ceramic wall tiling, original cornice to ceiling and doorway provides access off to;



### ENTRANCE HALL

With original cornice to ceiling, feature archway, smoke alarm, pendant light fitting, decorative dado rail, oak effect laminate flooring, panelled radiator, stairs to first floor landing, wall mounted Hive thermostat and access leads off to



### **BAY FRONTED LOUNGE 4.27m x 3.91m + bay (14'0" x 12'10" + bay)**

With glazed bay window to front, double glazed window to side, Upvc double glazed double patio doors to side, original cornice to ceiling, decorative picture rail, pendant light fitting, four wall light fittings, feature fire surround with ceramic tiled hearth plus inset living flame coal effect gas fire, oak effect laminate flooring, BT telephone point (Subject to usual transfer regulations) and power points.



### **DINING ROOM 4.72m into bay x 3.91m (15'6" into bay x 12'10")**

With double glazed bay window to side, original cornice to ceiling, decorative picture rail, three lamp light fitting, two wall light fittings, feature fire surrounds with ceramic tiled hearth and inset gas fire, TV aerial connection point, double panelled radiator and power points.



### **REAR HALLWAY**

With Upvc double glazed frosted side access door with double glazed frosted skylight above, two pendant light fittings, panelled radiator, oak effect laminate flooring, door to cellar and archway provides access to;

## **FITTED KITCHEN / BREAKFAST ROOM 3.61m x 3.91m (11'10" x 12'10")**

With Upvc double glazed window to side, pendant light fitting, heat detector, three spotlight fittings, a range of base and wall mounted beechwood effect storage cupboards providing ample domestic cupboard in drawer space, granite effect work surfaces with built in resin bowl and a half sink unit with chrome mixer type above, built in four ring ceramic hob unit with extractor hood above, built in oven with grill above, kickboard heater, integrated fridge, granite effect splashback, oak effect laminate flooring, power points and access off to;



## **UTILITY ROOM 2.62m x 2.39m (8'7" x 7'10")**

With four lamp light fitting, access to service hatch, a Worcester gas combination boiler providing the domestic hot water and central heating systems, plumbing for automatic washing machine, space for condenser dryer, base and wall mounted beechwood effect storage cupboards providing ample domestic storage space, ceramic wall tiling, ceramic floor tiling, double panelled radiator, power points and access off to;



## **GROUND FLOOR SHOWER ROOM 2.39m x 1.24m (7'10" x 4'1")**

With Upvc double glazed window to side, frosted double glazed window to rear, coving to ceiling, three spotlight fittings, fully tiled in high glazed white wall ceramics with decorative border tile, double panelled radiator, ceramic tiled flooring, a white suite comprising of low level dual flush WC, wall mounted sink unit with mixer tap above and corner glazed shower cubicle with thermostatic direct flow shower.



## **REAR LOBBY AREA**

With Upvc side access door, wall light fitting, ceramic half wall tiling, vinyl cushion flooring and door to a built in storage cupboard providing ample domestic shelving space and storage space.

## **CELLAR**

With glazed vented window to side, electricity meter, electricity consumer unit, fluorescent tube light fittings, panelled radiator, power points and and ample domestic storage space.

## FIRST FLOOR LANDING

With cornice to ceiling, two pendant light fittings, decorative dado rail, panelled radiator, wall light fitting and doors to rooms including;



## BEDROOM ONE (FRONT) 5.18m to wardrobe frontage x 4.17m reducing to 2.7 (17'0" to wardrobe frontage x 13'8" reducing to 8'1)

With double glazed windows to front and side aspects, original cornice to ceiling, decorative ceiling rose, pendant light fitting, five spotlight fittings, double panelled radiator, two wall light fittings, power points and built in double and single wardrobes provide ample domestic hanging space and storage space. Door leads off to;



## EN-SUITE SHOWER ROOM

With double glazed frosted window to front, cornice to ceiling, three lamp light fitting, a white suite comprising of built in dual flush WC, vanity sink unit, corner glazed shower cubicle with thermostatic direct flow shower, ceramic wall tiling and ceramic tiled flooring.



## BEDROOM TWO 4.75m maximum x 3.94m (15'7" maximum x 12'11")

With Upvc double glazed bay window to side, original cornice to ceiling, pendant light fitting, panelled radiator, power points and built in wardrobes providing ample domestic hanging space and storage space.

### **BEDROOM THREE 3.96m x 2.97m (13'0" x 9'9")**

With Upvc double glazed window to side, two pendant light fittings, coving to ceiling, double panelled radiator and power points.



### **FIRST FLOOR BATHROOM**

With Upvc double glazed frosted window to side, coving to ceiling, four spotlight fittings, ceramic half wall tiling, a white suite comprising low level WC, pedestal sink unit, spa bath unit with central chrome mixer tap, ceramic half wall tiling and ceramic tiled flooring.



**EXTERNALLY**



**FORE COURT**

With garden brick walls along with timber fencing to frontage, a metal gate provides pedestrian access to the front of the property, paved pathways and access to;



**SIDE GARDEN**

Bounded by garden brick walls, a spacious garden area which allows potential to develop subject to usual planning consents, a timber decked area providing patio and sitting space, lawn section, mature shrubs and trees, external brick store and access to;



## OFF ROAD PARKING & DETACHED BRICK GARAGE

With double metal gates providing vehicular access to the front of the property, a driveway provides off road parking and access to a detached brick garage.



## 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.



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		
69-80	C		73 C
55-68	D	63 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

