

189 Crackley Bank, Chesterton, Newcastle, Staffs, ST5 7AB



Freehold £189,950

Bob Gutteridge Estate Agents are delighted to bring to the market this spacious traditional semi-detached home, occupying an enviable corner plot and offering excellent scope for a side extension, subject to the usual planning consents and approvals. The property benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating. In brief, the accommodation comprises an entrance lobby, spacious bay-fronted lounge/dining room, fitted kitchen, lean-to, and a useful utility cupboard. To the first floor are three well-proportioned bedrooms together with a family bathroom. Externally, the property enjoys gardens to the front, side, and rear elevations, together with ample off-road parking and a detached sectional garage. Conveniently situated, the home provides ease of access to local shops, schools, and amenities, whilst also offering excellent road links to the A34.

Viewing is highly recommended to fully appreciate the generous plot, excellent potential, and spacious accommodation this attractive family home has to offer.

ENTRANCE LOBBY

With Upvc double glazed frosted front access door incorporating inset leaded pattern glazing, artexed walls and ceiling, pendant light fitting, smoke alarm, panelled radiator, cherry wood effect laminate flooring, and doors leading off to rooms including:



THROUGH LOUNGE / DINING ROOM 6.93m x 3.84m reducing to 3.23m (22'9" x 12'7" reducing to 10'7")

With Upvc double glazed bay window to the front elevation, Upvc double glazed frosted French doors to the rear with matching double glazed side panels, artexed ceiling, coving to ceiling, two pendant light fittings with decorative ceiling roses, double wall light fitting, decorative dado rail, panelled radiator, power points, TV aerial connection point, feature fireplace with stone hearth, and sliding part-panelled, part-glazed door leading off to:



FITTED KITCHEN 4.32m maximum x 1.98m reducing to 0.81m (14'2" maximum x 6'6" reducing to 2'8")

With Upvc double glazed bay window to the side elevation, Upvc double glazed frosted window to the side, aqua boarding to walls and ceiling, pendant light fitting, heat detector, three-lamp light fitting, and a range of base and wall mounted white storage cupboards providing ample domestic cupboard and drawer space, round-edge work surfaces incorporate a built-in stainless steel sink unit with chrome mixer tap above, space is provided for a freestanding electric cooker, space for under-counter fridge, plumbing for slimline dishwasher, cherry wood effect laminate flooring and power points.



LEAN-TO 3.89m x 1.60m (12'9" x 5'3")

With glazed panels to the side and rear elevations, part-panelled, part-glazed rear access door, aqua boarding to walls and ceiling, six recessed spotlight fittings, quarry tiled flooring, wall light fitting, and access to:



UTILITY CUPBOARD 1.47m x 0.79m (4'10" x 2'7")

With heat detector, power supply connected, ceramic wall tiling, quarry tiled flooring, plumbing for an automatic washing machine with space for a stacked condenser dryer.

FIRST FLOOR LANDING

With Upvc double glazed window to the side elevation, pendant light fitting, access to loft space, smoke alarm, oak effect laminate flooring, artexed walls and ceiling, and doors leading off to rooms including:



BEDROOM ONE (FRONT) 3.86m into bay x 2.62m to chimney breast (12'8" into bay x 8'7" to chimney breast)

With Upvc double glazed bay window to the front elevation, coving to ceiling, pendant light fitting, panelled radiator, oak effect laminate flooring, power points, and built-in wardrobes providing ample domestic hanging and storage space.



BEDROOM TWO (REAR) 3.76m x 2.62m to chimney breast (12'4" x 8'7" to chimney breast)

With Upvc double glazed window to the rear elevation, textured ceiling, coving to ceiling, pendant light fitting, oak effect laminate flooring, panelled radiator, power points, and sliding wardrobe doors revealing built-in wardrobes providing ample domestic hanging and storage space.



BEDROOM THREE / BOX ROOM 1.83m x 1.73m (6'0" x 5'8")

With Upvc double glazed window to the front elevation, artexed ceiling, pendant light fitting, panelled radiator, power points, and a Baxi 600 gas combination boiler providing the domestic hot water and central heating systems

FIRST FLOOR BATHROOM 2.41m x 1.70m (7'11" x 5'7")

With Upvc double glazed frosted window to the rear elevation, aqua boarding to walls and ceiling, three-lamp light fitting, and a white suite comprising low level WC, vanity sink unit with chrome mixer tap above, panelled bath with ceramic splashback tiling and Triton Amber 3 electric shower over. Panelled radiator and tiled effect laminate flooring.



EXTERNALLY



FORE GARDEN

Bounded by concrete post and timber fencing along with garden block walls with mature hedges, side gate providing pedestrian access, paved pathways, lawn section and access to;



SIDE GARDEN

Bounded by garden block walls along with mature hedges, lawn section with mature shrubs to border, concreted area providing patio and sitting space and a timber gate leads to;



ENCLOSED REAR GARDEN

Bounded by garden block walls along with mature hedges to borders, double metal gates provide vehicular access to the side of the property, paved driveway provides ample off road parking, paved pathways, lawn section, garden summerhouse, greenhouse and access to;



DETACHED SECTIONAL GARAGE

With metal up and over door along with ample domestic external storage space.

COUNCIL TAX

Band 'B' amount payable to Newcastle-under-Lyme Borough Council.

Looking To Sell Your Home?

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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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ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

