

15 Farcroft Avenue, Chesterton, Newcastle, Staffs, ST5 7NA



Freehold £99,950

Bob Gutteridge Estate Agents are pleased to offer to the market this detached, non-traditional construction bungalow (Kencast design), providing ease of access to the village of Chesterton where a range of local shops, schools, and amenities can be found, whilst also offering excellent road links to the A34. The property benefits from the modern-day comforts of Upvc double glazing together with gas central heating. In brief, the accommodation comprises an entrance hall with built-in storage, spacious lounge, modern fitted kitchen, shower room, two bedrooms, and a half-brick Upvc double-glazed conservatory. Externally, the property occupies a desirable plot with pleasant gardens to both the front and rear elevations. There is also off-road parking to the front for one vehicle. Please note that this property is only available to cash buyers and is offered to the market with the added benefit of No Vendor Upward Chain !

Viewing is highly recommended to fully appreciate the accommodation, plot, and convenient location this detached bungalow has to offer.

ENTRANCE HALL

With composite double glazed frosted front access door incorporating inset leaded glass, coving to the ceiling, smoke alarm, access to the loft space, wall-mounted thermostat, panelled radiator, doors to built-in storage cupboards providing ample domestic shelving and storage space, door to a built-in airing cupboard housing the copper hot water cylinder and providing ample domestic drying and storage space, and doors leading off to:

LOUNGE 3.96m x 3.35m (13'0" x 11'0")

With Upvc double glazed window to the front, three-lamp light fitting with fan assist, coving to the ceiling, two double wall light fittings, panelled radiator, feature fire surround incorporating a coal-effect electric fire, TV aerial connection point, BT and Sky connection points (subject to usual transfer regulations), power points, and sliding door providing access to:



FITTED KITCHEN 3.35m x 2.11m (11'0" x 6'11")

With composite double glazed frosted side access door, Upvc double glazed window to the rear, three-lamp light fitting, heat detector, coving to the ceiling, a range of base and wall-mounted high gloss cream storage cupboards providing ample domestic cupboard and drawer space, round-edge work surface in wood block effect incorporating a built-in stainless steel sink unit with taps above, space for a freestanding gas cooker, plumbing for an automatic washing machine, space for a condenser dryer, space for a fridge/freezer, vinyl cushion flooring, ceramic splashback tiling, power points, and a Glow-worm Ultimate boiler providing the domestic hot water and central heating systems.



BEDROOM ONE (FRONT) 3.56m x 2.97m (11'8" x 9'9")

With Upvc double glazed window to the front, coving to the ceiling, pendant light fitting, panelled radiator, power points, and built-in wardrobes with over-bed storage and matching dressing table providing ample domestic hanging and storage space.



BEDROOM TWO (REAR) 2.97m x 2.59m (9'9" x 8'6")

With Upvc double glazed bi-fold doors to the rear, coving to the ceiling, pendant light fitting, double panelled radiator, and power points.



HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 2.97m x 2.84m (9'9" x 9'4")

With Upvc double glazed panels to the side and rear aspects, Upvc double glazed French doors to the side, ceramic tiled flooring, panelled radiator, and power points.



SHOWER ROOM 2.03m x 1.68m (6'8" x 5'6")

With Upvc double glazed frosted window to the rear, coving to the ceiling, patterned light fitting, a built-in white suite comprising a dual flush WC, vanity sink unit with chrome mixer tap above, walk-in double shower enclosure with Mira electric shower, ceramic wall tiling with Aqua boarding to splashback areas, vinyl cushion flooring, and panelled radiator.



EXTERNALLY

FORE GARDEN



ENCLOSED REAR GARDEN

With concrete posts and concrete panel fencing together with concrete posts and timber fencing, mature hedging to the borders, an expansive brick-paved patio providing ample domestic patio and sitting space, tiered garden with block retaining walls leading to stone chipping areas with additional patio and seating space, mature shrubs and plants to the borders, access alongside both sides of the property, and access to:



DETACHED STORE

With Upvc double glazed window to the side, Upvc front access door, ample domestic external storage space, and an additional external store to the rear.

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.



Floor Plan

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



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

