

3 Cedar Road, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7BY



Freehold £110,000

Bob Gutteridge Estate Agents welcome to the market this traditional town house situated in this convenient Chesterton location which provides ease of access to the A34 & A500 as well as being near to local shops, schools and amenities. This home is in need of modernisation/upgrade, however is enhanced with Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, through lounge / diner, utility/store, fitted kitchen, lean-to and to the first floor are three generous bedrooms along with a first floor bathroom and separate WC. Externally the property offers a fore garden which offers potential to create off road parking (Subject to usual planning consents) and to the rear an enclosed garden can be located. This home is being sold with the added benefit of No Vendor Chain !

ENTRANCE LOBBY 1.78m x 1.19m (5'10" x 3'11")

With Upvc double glazed front access door, pendant light fitting, power points, stairs to first floor and doors leading off to;



THROUGH LOUNGE / DINER 6.07m x 3.33m (19'11" x 10'11")

With Upvc double glazed windows to front and rear aspects, two pendant light fittings, coving to ceiling, single panelled radiator, feature stone effect hearth with fitted gas fire, TV aerial connection point and power points.



FITTED KITCHEN 4.80m maximum x 3.23m (15'9" maximum x 10'7")

With Upvc double glazed window to rear, fan light fitting, double panelled radiator, a range of base and wall mounted storage cupboards providing ample domestic storage space, round edge wood effect worktops, built-in stainless steel sink unit with mixer tap above, space for fridge/freezer, space for automatic washing machine, access to water meter, electricity consumer unit, Upvc double glazed frosted door to conservatory and door leading off to;



STORE ROOM / UTILITY 1.57m x 2.90m (5'2" x 9'6")

With Upvc double glazed frosted front access door, pendant light fitting, gas meter and built-in storage cupboard providing ample domestic storage space.



UPVC DOUBLE-GLAZED LEAN-TO 2.39m x 2.26m (7'10" x 7'5")

With Upvc double glazed side access door and Upvc double glazed windows to side and rear aspects.



FIRST FLOOR LANDING 3.51m x 0.84m (11'6" x 2'9")

With pendant light fitting, airing cupboard housing hot water cylinder and cold water tank providing the domestic water systems, loft access and doors leading off to;

BEDROOM ONE (FRONT) 3.61m x 3.12m (11'10" x 10'3")

With Upvc double glazed window to front, pendant light fitting, single panelled radiator, built-in wardrobe providing ample domestic storage space, phone line / ADSL connection point and power points.



BEDROOM TWO (FRONT) 4.24m maximum x 2.51m (13'11" maximum x 8'3")

With Upvc double glazed window to front, pendant light fitting, single panelled radiator and power points.



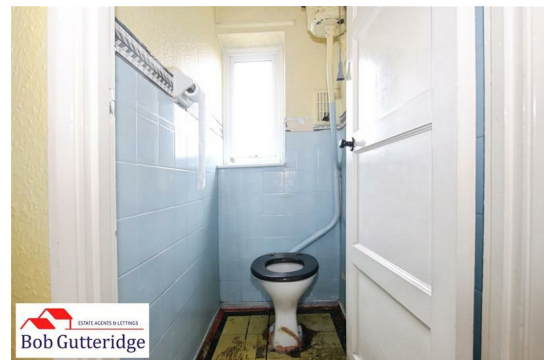
BEDROOM THREE (REAR) 4.01m maximum x 2.36m (13'2" maximum x 7'9")

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator and power points.



FIRST FLOOR WC 1.45m x 0.84m (4'9" x 2'9")

With Upvc double glazed frosted window to rear, pendant light fitting, low level WC and ceramic wall tiling.



FIRST FLOOR BATHROOM 1.75m x 1.68m (5'9" x 5'6")

With Upvc double glazed frosted window to rear, pendant light fitting, a soft blue suite comprising pedestal sink unit with mixer tap above and panelled bath unit with mixer tap and separate shower attachment above and ceramic wall tiling.



EXTERNALLY

FORE GARDEN

Bounded by concrete post and timber fencing with stone flag paving and scope to create off-road parking (subject to usual planning consents) for up to three vehicles.



ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing with stone flag paving and patio area providing ample domestic patio and sitting space along with a mature tree to 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

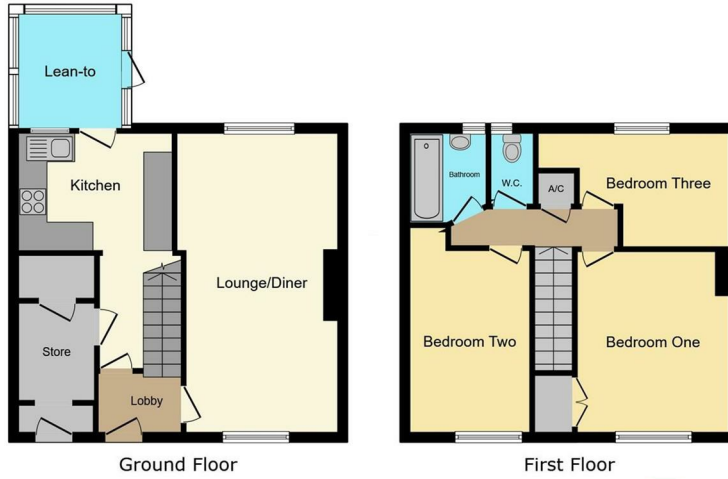
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



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		78 C
55-68	D	57 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

