

74B Victoria Street, Chesterton, Newcastle, Staffs, ST5 7EW



Freehold Offers in excess of £90,000

Bob Gutteridge Estate Agents are pleased to welcome to the market this traditional Victorian terraced home, situated within this convenient Chesterton village location, where local shops, schools, and amenities can all be found. As expected, this property benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating. In brief, the accommodation comprises a lounge, dining room, fitted kitchen, and utility area. To the first floor are two well-proportioned bedrooms together with a family bathroom. Externally, the property enjoys an enclosed rear yard. The agents are also pleased to confirm that this property is offered to the market with the added benefit of No Vendor Chain.

Viewing is highly recommended to fully appreciate the accommodation and convenient Chesterton village location this traditional Victorian home has to offer.

LOUNGE 3.84m x 3.51m (12'7" x 11'6")

With Upvc double glazed window to front, part glazed part panelled front access door with skylight above, pendant light fitting, textured ceiling, fire surround, built in gas and electricity meter cupboards, Virgin Media connection point (Subject to usual transfer regulations), double panelled radiator, power points and door leads to;



INNER PASSAGE

With coat hooks, door to under stairs storage cupboard and doorway to;

DINING ROOM 3.86m x 3.73m (12'8" x 12'3")

With Upvc double glazed window to rear, artex to ceiling, smoke alarm, pendant light fitting, double panelled radiator, t.v. aerial lead, power points and door leads off to;



FITTED KITCHEN 2.16m x 1.96m (7'1" x 6'5")

With Upvc double glazed frosted side access door, Upvc double glazed window to side, fluorescent tube light fitting, base and wall mounted storage cupboards providing ample domestic cupboard space, work surface with built in stainless steel sink unit with chrome mixer tap above, built in four ring electric hob unit with oven beneath, ceramic splash back tiling, vinyl cushion flooring, power points, double panelled radiator and access leads off to;



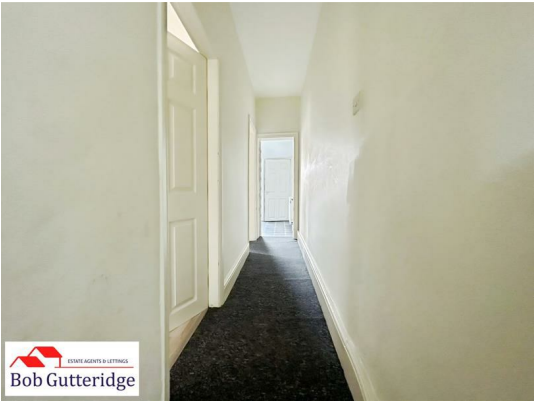
UTILITY AREA 1.19m x 1.19m (3'11" x 3'11")

With Upvc double glazed window to side, pendant light fitting, Valliant combination boiler providing the domestic hot water and central heating systems, plumbing for automatic washing machine, space for condenser dryer and power points.



FIRST FLOOR LANDING

With pendant light fitting, access to loft space and doors to rooms including;



BEDROOM ONE (FRONT) 3.86m x 3.53m (12'8" x 11'7")

With Upvc double glazed window to front, pendant light fitting, double panelled radiator, t.v. aerial lead, power points and Virgin Media connection point (Subject to usual transfer regulations).



BEDROOM TWO (REAR) 3.73m x 2.90m (12'3" x 9'6")

With Upvc double glazed window to rear, pendant light fitting, wood effect laminate flooring, double panelled radiator and four power points.



FIRST FLOOR BATHROOM 3.58m x 3.10m (11'9" x 10'2")

With Upvc double glazed frosted window to rear, pendant light fitting, a white suite comprising of low level w.c., pedestal sink unit, "P" shaped bath/shower unit with chrome mixer tap, thermostatic shower, vinyl cushion flooring, double panelled radiator and door to built in airing cupboard.



EXTERNALLY

REAR YARD

Bounded by garden brick walls with flagged pathways along with flagged patio area providing ample domestic patio and sitting space etc.



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

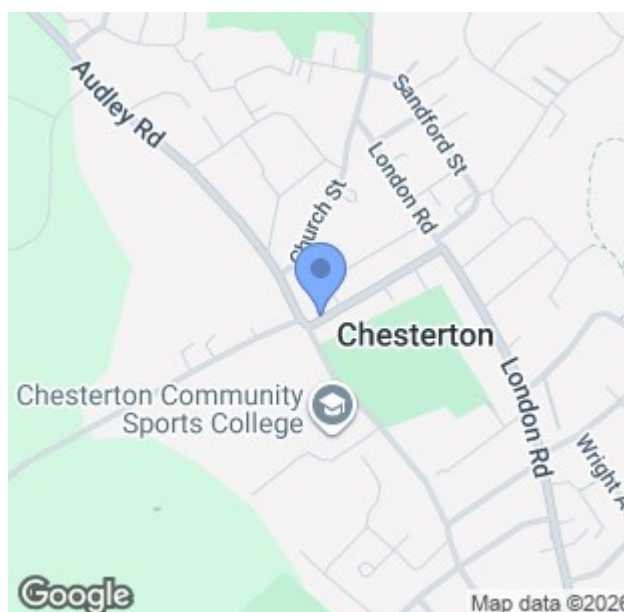
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 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

