

3a Victoria Street, Chesterton, Newcastle, Staffs, ST5 7EP



Freehold £114,950

Bob Gutteridge Estate Agents are pleased to offer to the market this beautifully presented mid town house situated in this convenient Chesterton village location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A34. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, lounge, fitted kitchen/dining room and to the first floor are two bedrooms along with a first floor bathroom. Externally the property enjoys an enclosed rear garden along with an allocated parking space for a vehicle to the rear. We are also pleased to confirm this home is being sold with the advantage of No Vendor Chain!

ENTRANCE HALL

With Upvc double glazed frosted front access door, battery/mains smoke alarm, pendant light fitting, consumer unit, panelled radiator, tile effect flooring, stairs to first floor landing, wall mounted Honeywell thermostat and doors lead off to rooms including;



LOUNGE 3.99m x 3.07m (13'1" x 10'1")

With Upvc double glazed window to front, pendant light fitting, smoke alarm, panelled radiator, BT telephone point (subject to usual transfer regulations), TV aerial socket, power points and door provides access off to;



FITTED KITCHEN/DINING ROOM 4.11m x 2.67m (13'6" x 8'9")

With two Upvc double glazed windows to rear, Upvc double glazed frosted rear access door, two enclosed light fittings, a Worcester combination boiler providing domestic hot water and central heating systems, a range of base and wall mounted shaker effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with chrome mixer tap above, built in Zanussi four ring stainless steel hob unit with Zanussi oven beneath and Zanussi extractor hood above, ceramic splashback tiling, plumbing for automatic washing machine, space for stacked condenser dryer, panelled radiator, space for fridge/freezer, power points, vinyl cushion flooring and door to under stairs storage cupboard providing ample domestic shelving and storage space.



FIRST FLOOR LANDING

With pendant light fitting, battery/mains smoke alarm, panelled radiator, access to loft space, power points, doors lead off to rooms including;



BEDROOM ONE (FRONT) 3.35m x 3.12m plus recess (11'0" x 10'3" plus recess)

With Upvc double glazed window to front, pendant light fitting, panelled radiator, power points, TV aerial connection point, BT telephone extension and built in double wardrobe providing ample domestic hanging space and storage space etc.



BEDROOM TWO 3.43m x 2.11m (11'3" x 6'11")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, smoke alarm, TV aerial connection point, BT telephone point (subject to usual transfer regulations) and power points.



FIRST FLOOR BATHROOM 1.80m x 1.88m (5'11" x 6'2")

With Upvc double glazed frosted window to rear, enclosed light fitting, extractor fan, a white suite comprising low level WC, pedestal sink unit with taps above, panelled bath unit with thermostatic mixer tap with shower attachment, ceramic splashback tiling, vinyl cushion flooring and panelled radiator.



EXTERNALLY

ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, brick paved area providing ample domestic patio and sitting space, garden timber shed providing ample domestic external storage space and side access gate providing pedestrian access to the side of the property.



ALLOCATED OFF STREET PARKING

This property also benefits from an allocated off street parking space which is located off Queen Street.



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

Bob Gutteridge
ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		75 C	90 B

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

