

9 Edensor Street, Chesterton, Newcastle, Staffordshire, ST5 7EG



Freehold £104,950

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional terraced home situated in this convenient Chesterton Village location which provides ease of access to local shops, schools and amenities as well as being well placed for access to the A34. This property is enhanced with the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of lounge, fitted kitchen/diner, ground floor shower room and to the first floor are three generous sized bedrooms. Externally the property offers an enclosed rear yard. We can also confirm that this home is being sold with the added benefit of No Vendor Upward Chain !

LOUNGE 3.78m x 3.33m (12'5" x 10'11")

With Upvc double-glazed window to the front, panelled front access door with glazed skylight above, coving to ceiling, decorative ceiling rose, pendant light fitting, a feature brick chimney with inset, built-in gas/electricity meter cupboards, panelled radiator, power points and door to;



INNER HALLWAY

With smoke alarm, stairs to first floor landing and door leading off to;

FITTED KITCHEN / DINER 3.76m x 3.63m (12'4" x 11'11")

With Upvc double-glazed window to the rear, four light fittings, coving, a Worcester gas combination boiler providing domestic hot water and central heating systems, a range of base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space, round-edge work surface, built-in stainless steel sink unit with taps above, panelled radiator, space for freestanding electric cooker, ceramic splashback tiling, space for condenser dryer, plumbing for automatic washing machine, power points and access to;



REAR LOBBY AREA

With Upvc access door, pendant light fitting, door to entry and access to;

GROUND FLOOR SHOWER ROOM 2.39m x 1.91m (7'10" x 6'3")

With Upvc double-glazed frosted window to the side, enclosed light fitting, extractor fan, a white suite comprising low-level W.C., pedestal sink unit with chrome mixer tap above, corner glazed shower cubicle with thermostatic direct-flow shower, ceramic half-wall tiling and vinyl cushioned flooring.



FIRST FLOOR LANDING

With pendant light fitting, coving to ceiling, additional pendant light fittings and doors leading off to rooms including;



BEDROOM ONE (FRONT) 3.78m x 3.33m (12'5" x 10'11")

With Upvc double-glazed window to the front, pendant light fitting, panelled radiator, power points and a door to a built-in wardrobe providing domestic hanging and storage space.



BEDROOM TWO (REAR) 3.66m x 2.62m (12'0" x 8'7")

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



BEDROOM THREE (REAR) 2.62m x 1.98m (8'7" x 6'6")

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



EXTERNALLY

ENCLOSED REAR YARD

Bounded by garden brick walls together with timber posts and timber fencing, a paved patio and sitting area with stone chippings providing ease of maintenance and access to an external store.



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

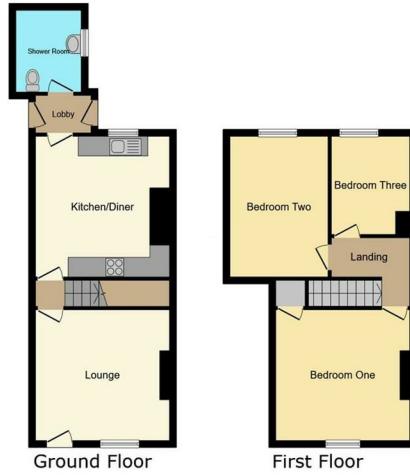
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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		87 B
69-80	C	71 C	
55-68	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

