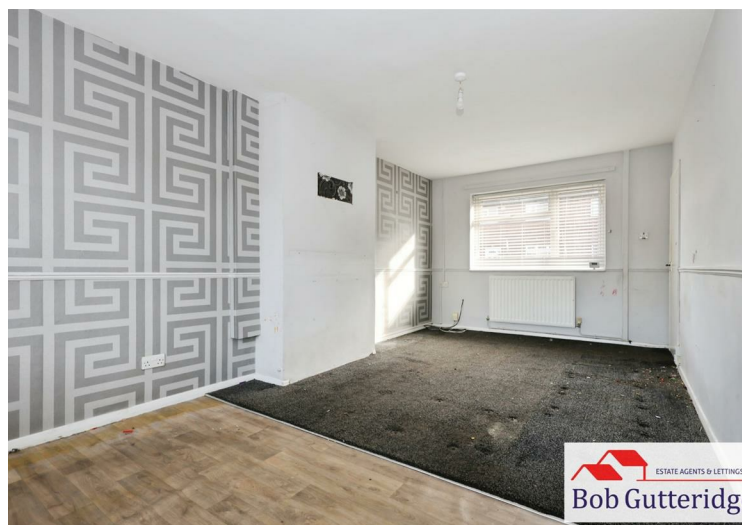


## 15 Chiltern Place, Knutton, Newcastle, Staffs, ST5 6HZ



**Freehold £140,000**



Bob Gutteridge Estate Agents are pleased to offer to the market this spacious semi detached home situated in a cul de sac location in Knutton. The property is in need of general cosmetic updating however is enhanced with the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, through lounge / diner, fitted kitchen, rear lobby area with store and to the first floor are three generous bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear. The location is perfect for access to local shops, schools and amenities as well as providing ease of access to the A34. We can also confirm that the property is being sold with the added benefit of No Vendor Chain !

### ENTRANCE HALL

With part panelled part double-glazed frosted front access door, pendant light fitting, panel radiator, vinyl cushion flooring, stairs to the first-floor landing and door leading off to:



### THROUGH LOUNGE / DINING ROOM 6.05m x 3.15m (19'10" x 10'4")

With Upvc double-glazed windows to both front and rear aspects, pendant light fitting, smoke alarm, decorative dado rail, two panel radiators, Virgin Media and Sky connection points (subject to the usual transfer regulations), power points and access leading off to:



### **FITTED KITCHEN 2.87m x 2.84m (9'5" x 9'4")**

With Upvc double-glazed window to the rear, four-lamp light fitting, a range of base and wall-mounted soft sage storage cupboards providing ample domestic cupboard and drawer space, wood-block effect square-edge work surface with built-in stainless steel sink unit and chrome mixer tap above, integrated dishwasher, built-in Lamona four-ring electric ceramic hob unit with extractor hood above, integrated Lamona fan-assisted oven, plumbing for automatic washing machine, space for condenser dryer, spurs for appliances, power points and access leading off to:



### **REAR LOBBY AREA 2.92m reducing to 1.96m x 1.88m (9'7" reducing to 6'5" x 6'2")**

With part panelled and part double-glazed frosted side access door, pendant light fitting, electricity consumer unit, gas meter, vinyl cushion flooring, space for fridge/freezer, panel radiator, power points and door to built-in storage cupboard.

### **FIRST FLOOR LANDING**

With access to loft space, pendant light fitting, Upvc double-glazed window to the side, battery/mains smoke alarm, door to built-in boiler cupboard housing a Main Eco Compact gas combination boiler providing domestic hot water and central heating systems. Doors lead off to rooms including:

### **BEDROOM ONE (FRONT) 3.66m reducing to 3.15m x 3.53m (12'0" reducing to 10'4" x 11'7")**

With Upvc double-glazed window to the front, pendant light fitting, panel radiator and power points.



### **BEDROOM TWO (FRONT) 3.56m x 2.41m reducing to 1.93m (11'8" x 7'11" reducing to 6'4")**

With Upvc double-glazed window to the front, pendant light fitting, panel radiator and power points.



**BEDROOM THREE (REAR) 3.58m into wardrobe reducing to 2.57m x 2.41m (11'9" into wardrobe reducing to 8'5" x 7'11")**

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



**FIRST FLOOR BATHROOM 2.49m x 1.42m (8'2" x 4'8")**

With Upvc double glazed frosted windows to side and rear aspects, aqua boarding to ceiling and splashback areas, two spotlight fittings, built-in extractor light fitting, wall-mounted Vent-Axia extractor fan, a white suite comprising low-level dual-flush WC, pedestal sink unit, L-shaped bath/shower unit with mixer tap and shower attachment.



**EXTERNALLY**

**FORE GARDEN**

Bounded by concrete posts and timber fencing along with brick garden walls, a concrete pathway to the frontage, and stone chippings for ease of maintenance.

## ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing, with lawn section, flagged pathways with limestone chippings to borders, a raised flagged area providing ample domestic patio and sitting space, plus access to a garden timber shed offering ample external storage space.



## 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.

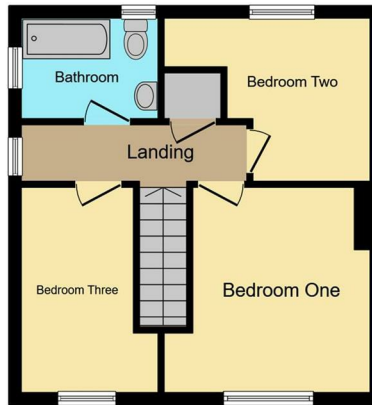
## VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



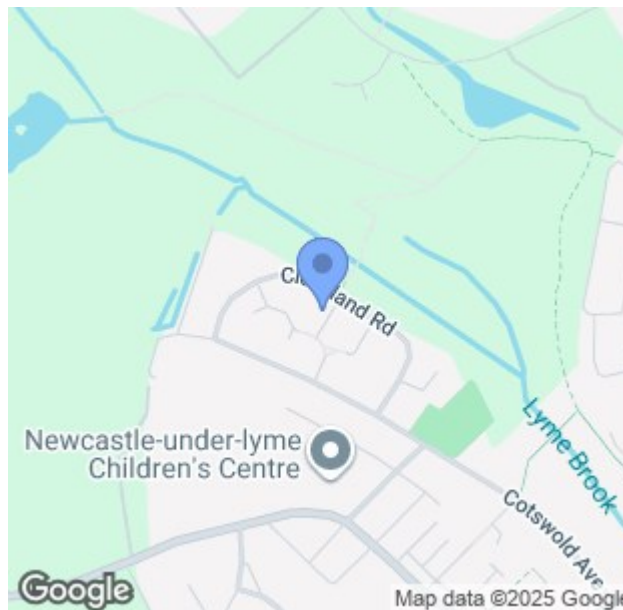


Ground Floor



First Floor

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		82 B
69-80	C		
55-68	D	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

