

## 13 Edensor Street, Chesterton, Newcastle, Staffordshire, ST5 7EG



**Freehold Offers in excess of £119,950**

Bob Gutteridge Estate Agents are pleased to offer to the market this well presented and spacious terraced home situated in this convenient Chesterton location which provides ease of access to the village where local shops, schools and amenities can all be located as well as offering good road links to the A34. This home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, dining room, lounge, fitted kitchen and to the first floor are two double bedrooms along with a first floor bathroom. 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 CHAIN !

### ENTRANCE HALL

With Upvc double glazed front access door, wood effect laminate flooring, pendant light fitting, panelled radiator, stairs to first floor landing and door leads off to;



### DINING ROOM 3.71m x 3.66m (12'2" x 12'0")

With Upvc double glazed window to front, pendant light fitting, wood effect laminate flooring, panelled radiator, power points and built in electricity meter.



### LOUNGE 3.94m x 3.71m (12'11" x 12'2")

With Upvc double glazed window to rear, pendant light fitting, wood effect laminate flooring, inset modern gas fire, panelled radiator, power points and access off to;



## FITTED KITCHEN 2.92m x 2.49m (9'7" x 8'2")

With Upvc double glazed window to side, Upvc double glazed rear access door, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in bowl and a half stainless steel sink unit with mixer tap above, built in electric hob with oven beneath plus extractor hood above, ceramic splashback tiling, ceramic tiled flooring, power points, door to understairs storage cupboard and door to built in boiler cupboard with Worcester boiler providing the domestic hot water and central heating systems.



## FIRST FLOOR LANDING

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



## BEDROOM ONE (FRONT) 3.73m x 3.71m (12'3" x 12'2")

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



## **BEDROOM TWO (REAR)**

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



## **FIRST FLOOR BATHROOM**

With Upvc double glazed frosted window to rear, pendant light fitting, ceramic half wall and floor tiling in travertine effect, a white suite comprising of low level WC., sink unit "P" shaped bath / shower unit with mixer tap plus electric shower above and door to built in airing cupboard with copper hot water cylinder.



## **EXTERNALLY**

### **ENCLOSED REAR YARD**

Bounded by garden brick walls, a concreted area provides patio and sitting space, artificial grassed area and a garden brick store providing ample external storage sapce.

### **COUNCIL TAX**

Band 'A' amount payable to City of Stoke On Trent 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**

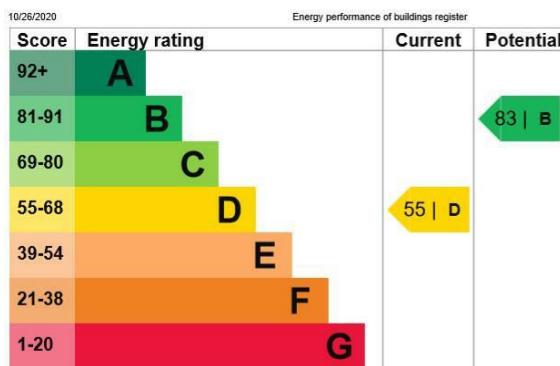
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## **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.



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

