

57 Rowley Avenue, Chesterton, Newcastle, Staffs, ST5 7NY



Freehold Offers in excess of £179,950

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented and up to date mid town house situated in this convenient Chesterton location which provides ease of access to the village where local shops, schools, doctors and amenities can be located as well as provides good road links to the A34. As you would expect this property offers the modern day comforts of Upvc double glazing and gas combi central heating and in brief the accommodation comprises of entrance hall, lounge, fitted kitchen/dining room, utility room, downstairs WC and to the first floor are three generous sized bedrooms along with a modern first floor bathroom plus access to a usable loft space. Externally the property offers off road parking to the front of the property and to the rear a desirable landscaped enclosed rear garden offers a variety of sitting space along with a garden summerhouse offering a retreat to unwind and relax after along day ! Viewing Is Considered A Must !

ENTRANCE HALL

With composite double glazed front access door, pendant light fitting, battery/mains smoke alarm, tile-effect laminate flooring, modern vertical double radiator, recess beneath the staircase providing useful storage space, door to built-in storage cupboard providing ample domestic hanging space, stairs lead to the first floor landing and a part-panelled, part-glazed door provides access to;



LOUNGE 4.39m x 3.33m (14'5" x 10'11")

With Upvc double glazed window to the front elevation, pendant light fitting, modern double vertical radiator, a feature fireplace with natural wood mantel shelf, oak-effect laminate flooring, TV aerial connection point and power points.



OPEN PLAN FITTED KITCHEN / DINING ROOM 6.38m x 2.92m (20'11" x 9'7")

With Upvc double glazed double patio doors to the rear with double glazed unit to side panel, seven spotlight fittings, a modern double vertical radiator, a range of base and wall-mounted soft sage storage cupboards providing ample cupboard and drawer space, square-edge work surfaces with built-in one and a half bowl stainless steel sink unit with mixer tap above, space for a free-standing range cooker with glazed splashback plus extractor hood above, space and plumbing for an American-style fridge/freezer, tile-effect laminate flooring, power points and access off to;



UTILITY ROOM 3.23m x 2.69m reducing to 1.57m (10'7" x 8'10" reducing to 5'2")

With Upvc double glazed windows to the side and rear elevations, Six spotlight fittings, Space and plumbing for an automatic washing machine, space for a condenser dryer, Square-edge work surface with built-in storage cupboards above, tile-effect laminate flooring, power points and access leads off to;



DOWNSTAIRS WC 1.17m x 0.74m (3'10" x 2'5")

With Upvc double glazed frosted window to the rear, spotlight fitting, a modern white suite comprising dual flush WC, vanity wash hand basin with chrome mixer tap above, complementary splashback tiling, tile-effect flooring and towel radiator.



FIRST FLOOR LANDING

With two spotlight fittings, battery/mains smoke alarm, two built-in storage cupboards providing ample domestic shelving/storage space, stairs to usable loft space and doors lead of to rooms including;



BEDROOM ONE (REAR) 4.14m to chimney breast x 3.33m (13'7" to chimney breast x 10'11")

With Upvc double glazed window to the rear, three spotlight fittings, panelled radiator and power points. Door to built-in wardrobe providing ample domestic storage space and sliding wardrobe doors reveal a built in wardrobe providing ample hanging and storage space.



BEDROOM TWO (FRONT) 3.10m x 3.05m (10'2" x 10'0")

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



BEDROOM THREE (FRONT) 4.39m to wardrobe frontage x 2.08m (14'5" to wardrobe frontage x 6'10")

With Upvc double glazed window to the front elevation, pendant light fitting, panelled radiator and power points. Sliding wardrobe doors reveal built-in wardrobes providing hanging and storage space, a bi-fold door provides access to further built-in storage cupboard with shelving.



FIRST FLOOR BATHROOM 2.06m x 1.70m (6'9" x 5'7")

With Upvc double glazed frosted window to the rear, three spotlight fittings, a modern white suite comprising of dual flush WC, vanity sink unit with chrome mixer tap, panelled bath with thermostatic mixer tap plus shower attachment, complementary splashback tiling, panelled radiator and ceramic tiled flooring.



SECOND FLOOR LANDING

With a spotlight fitting, battery/mains smoke alarm, built-in storage cupboard providing hanging and storage space along with housing a combination boiler providing the domestic hot water and central heating systems. Door leads to;



USABLE LOFT SPACE 5.92m reducing to 4.90m x 2.95m (19'5" reducing to 16'1" x 9'8")

With two double glazed Velux windows to the rear, four LED spotlight fittings, wall-mounted electric heater, recessed area suitable for a dressing table, double doors reveal access to eaves storage and power points.



EXTERNALLY

FORE GARDEN

Bounded by garden block and timber fencing and walls, with established hedging to borders. Blue slate chippings and tarmac driveway providing off-road parking for two vehicles. Railway sleepers to borders with mature shrubs. Side access leads alongside the property to;



ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, a sheltered timber decked area allows for a tranquil seating area whatever the weather ! Limestone chipping leads to an artificial grassed area providing ease of maintenance, raised beds with mature shrubs to borders, a further enclosed decked area to the rear provides a further retreat which hosts a cast iron log burner allowing use throughout the evening. A aluminum shed provides external storage space and access leads off to;



SUMMERHOUSE 3.81m x 2.77m (12'6" x 9'1")

With double timber glazed access doors, glazed window to side, power supply connected with sockets and lighting, a built in bar area, wood effect flooring and a wonderful place to sit, unwind and relax after along day !



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

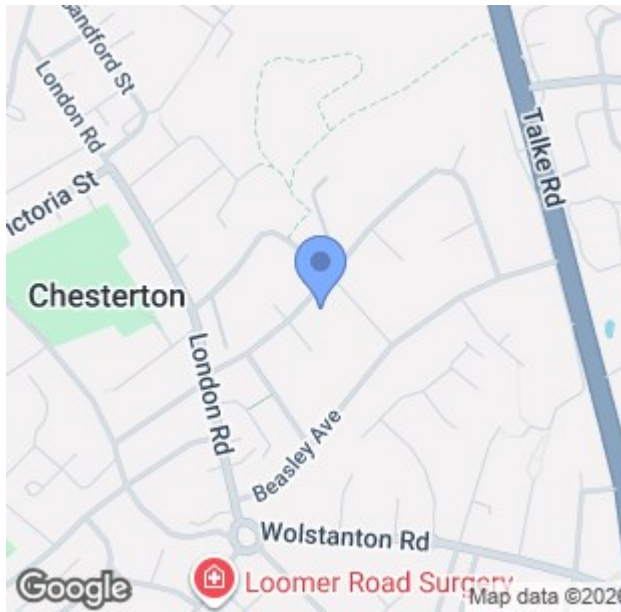
Main services of gas, electricity, water and drainage are connected.

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		
69-80	C	73 C	78 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

