

## 1 Reynolds Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7JL



**Freehold Offers in excess of £130,000**

Bob Gutteridge Estate Agents are pleased to offer to the market this well presented traditional semi detached home 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 home offers 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, modern fitted kitchen, utility room, downstairs WC and to the first floor are two double bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear along with off road parking. Viewing Advised !

### ENTRANCE LOBBY 3.05m x 1.75m (10'0" x 5'9")

With Upvc composite double glazed front access door, Upvc double glazed window, two side wall mounted light fittings, smoke alarm, double panelled radiator, ceramic tiled flooring, stairs to the first floor and door leading off to;



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### THROUGH LOUNGE / DINER 6.05m x 3.35m maximum (19'10" x 11'0" maximum)

With Upvc double glazed window to front, Upvc double glazed patio doors to rear, two pendant light fittings, double panelled radiator, feature hearth with wood surround and fitted coal effect fire, Virgin Media connection point (subject to usual transfer regulations) and power points.



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## FITTED KITCHEN 2.87m x 2.13m (9'5" x 7'0")

With Upvc double glazed window to rear, four spotlight fittings, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, square edge worktop, built-in ceramic bowl and a half sink unit with drying rack and mixer tap above, built-in electric fan oven, built-in DeLonghi microwave, built-in four ring induction hob with extractor hood above, space for automatic washing machine, ceramic tiled flooring, built-in storage cupboard and Upvc double glazed door leading off to;



## UTILITY ROOM 3.15m x 1.83m maximum (10'4" x 6'0" maximum)

With Upvc double glazed frosted rear access door, Upvc double glazed window to side, fluorescent tube light fitting, double panelled radiator, a Baxi gas combination boiler providing the domestic hot water and heating systems, electricity consumer unit, gas and electricity meters, space for automatic dryer, space for fridge/freezer, access to built-in storage cupboard and power points.



## FIRST FLOOR LANDING

With Upvc double glazed window, two side wall mounted light fittings, loft access, smoke alarm and doors leading off to;

### BEDROOM ONE (FRONT) 5.31m maximum x 2.84m (17'5" maximum x 9'4")

With Upvc double glazed windows to front, two pendant light fittings, single panelled radiator, wood laminate flooring and power points.



## **BEDROOM TWO (REAR) 3.12m x 3.30m maximum ( 10'3" x 10'10" maximum)**

With Upvc double glazed window to rear, three lamp spotlight fitting, double panelled radiator, wood laminate flooring and power points.



## **FIRST FLOOR BATHROOM 1.91m x 1.70m maximum (6'3" x 5'7" maximum)**

With Upvc double glazed frosted window to rear, four lamp spotlight fitting, vertical chrome towel radiator, a white suite comprising low-level dual flush WC, pedestal sink unit, panelled bath unit with mixer tap above and thermostatic direct flow shower, built-in storage cupboard providing ample domestic storage space, vinyl cushion flooring and ceramic wall tiling with decorative ceramic dado tiling.



## **EXTERNALLY**

## FRONT GARDEN

Bounded by concrete posts and timber fencing, with block paved driveway providing space for two vehicles, plum slate chipping, mature shrubbery, outdoor lighting and timber rear access gate.



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## ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing, with stone flag paving and patio area providing ample patio and sitting space, stone chipping, corrugated metal shed providing ample domestic storage space and timber front access gate.



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## **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**

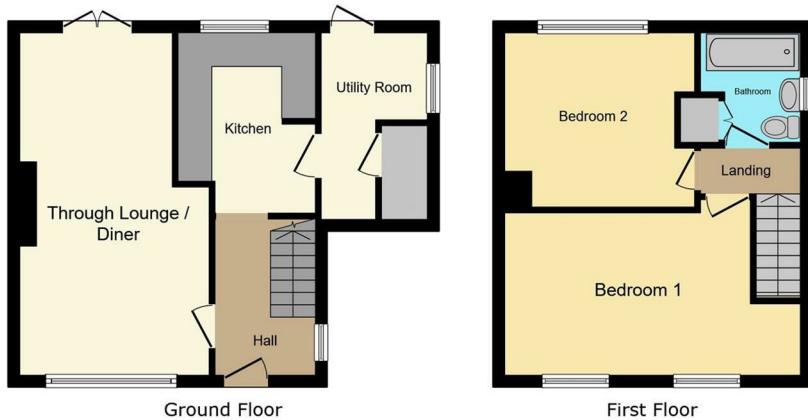
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## **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.co



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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

