

## 1 Rowan Place, Chesterton, Newcastle, Staffs, ST5 7BG



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

Bob Gutteridge Estate Agents are pleased to offer to the market this well presented Cornish style semi detached home situated in this convenient Chesterton location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A34 & A500. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, downstairs WC, lounge, modern fitted kitchen / diner and to the first floor are three bedrooms along with a first floor modern bathroom. Externally the property offers gardens to front, side and rear along with off road parking. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN ! Viewing Advised !

## ENTRANCE HALL

With Upvc frosted double glazed front access door, spotlight fitting, oak-effect laminate flooring, modern vertical radiator, stairs to the first-floor landing and doors leading off to rooms including;

### DOWNSTAIRS WC 1.75m x 1.07m (5'9" x 3'6")

With two spotlight fittings, ceramic half-wall tiling, a white suite comprising of low-level dual flush WC, wall-mounted sink with chrome mixer tap above, panelled radiator, oak-effect laminate flooring and built-in electricity meter cupboard.



## LOUNGE 4.14m x 3.48m (13'7" x 11'5")

With Upvc double glazed window to the front, four spotlight fittings, feature fire surround with marble hearth and inset, oak-effect laminate flooring, power points, double panel radiator and access leading off to to;



## FITTED KITCHEN / DINING ROOM 6.07m x 2.62m (19'11" x 8'7")

With Upvc double glazed windows to side and rear aspects, Upvc double glazed stable rear access door, two downlights, three spotlight fittings, heat detector, a range of base and wall-mounted high-gloss white storage cupboards providing ample domestic cupboard and drawer space, wood block work surfaces with built-in resin bowl-and-a-half sink unit and chrome mixer tap above, built-in four-ring ceramic electric hob unit with oven beneath plus extractor hood above, glazed splashback, ceramic splashback tiling, double panelled radiator, oak-effect laminate flooring, integrated fridge/freezer, integrated automatic washing machine, power points and door to built-in boiler cupboard housing a Biasi gas combination boiler providing the domestic hot water and central heating systems.



## FIRST FLOOR LANDING

With access to loft space, two spotlight fittings, battery/mains smoke alarm and doors to rooms including;



## **BEDROOM ONE (FRONT) 3.40m maximum x 3.25m (11'2" maximum x 10'8")**

With Upvc double glazed window to the front, pendant light fitting, panelled radiator, power points and sliding wardrobe doors reveal built in wardrobes providing ample domestic hanging and storage space.



## **BEDROOM TWO (REAR) 3.63m + door recess x 2.59m (11'11" + door recess x 8'6")**

With Upvc double glazed window to the rear, pendant light fitting, panelled radiator, power points and a freestanding wardrobe with sliding doors provides ample domestic hanging and storage space.



## **BEDROOM THREE (FRONT) 2.67m maximum x 2.34m maximum (8'9" maximum x 7'8" maximum)**

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



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## **FIRST FLOOR BATHROOM 2.26m x 1.68m (7'5" x 5'6")**

With Upvc double glazed frosted window to the rear, two LED spotlight fittings, a white suite comprising of built-in dual flush WC, vanity sink unit with chrome mixer tap above, panel bath unit with mixer tap plus shower attachment, glazed shower screen, ceramic splashback tiling, ceramic tiled flooring and a modern chrome towel radiator.



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## **EXTERNALLY**

### **FORE GARDEN**

Bounded by concrete/timber post and timber fencing, a timber gate provides pedestrian access to the front of the property, lawn section, paved pathways, railway sleepers to borders with mature shrubs, garden summer house and access to;



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## SIDE GARDEN

With concrete post and timber fencing, a gravelled area provides off road parking and a concrete pathway leads off to;



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## REAR GARDEN

Bounded by concrete/timber post and timber fencing, a metal gate provides vehicular access to the rear of the property, stone chipping providing off road parking, lawn section a a gravelled patio and sitting area.



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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**

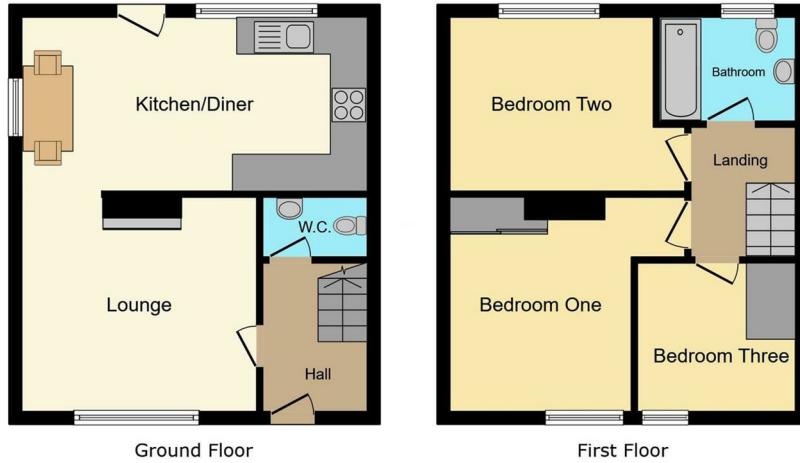
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## **SERVICES**

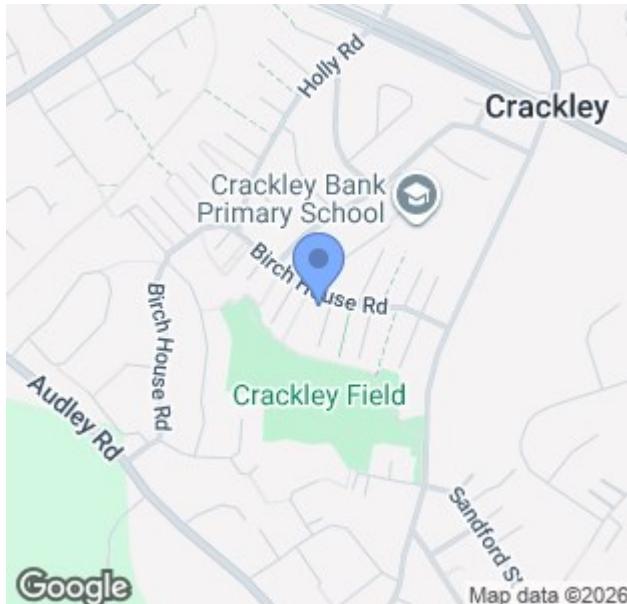
Main services of gas, electricity, water and drainage are connected.

## **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



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

