

49 Emberton Street, Chesterton, Newcastle, Staffs, ST5 7LJ



Freehold £165,000

Bob Gutteridge Estate Agents are delighted to bring to the market this semi-detached home, pleasantly situated at the head of a cul-de-sac on an enviable plot, offering generously sized gardens to both the front and rear elevations, together with a tarmac driveway and access to a detached store. The property occupies a popular residential location in Chesterton, providing ease of access to the village centre where a range of local shops, schools, and amenities can be found, whilst also offering convenient road links to the A34. As expected, the home benefits from the modern-day comforts of Upvc double glazing together with gas central heating. In brief, the accommodation comprises an entrance hall, ground floor WC, spacious through lounge/dining room, sun room, and fitted kitchen. To the first floor are three generously proportioned bedrooms together with a family bathroom. The agents are also pleased to confirm that this property is offered to the market with the added benefit of No Vendor Upward Chain.

Viewing is highly recommended to fully appreciate the generous plot, spacious accommodation, and convenient location on offer.

ENTRANCE HALL

With Upvc double-glazed frosted front access door with inset lead pattern and stained glass, pendant light fitting, wall-mounted thermostat, half wood panelling to walls, panelled radiator, recessed area beneath the staircase providing useful storage space, and door leading off to:



DOWNSTAIRS WC 1.40m x 0.76m (4'7" x 2'6")

With frosted glazed window to front, enclosed light fitting, and a white suite comprising low-level WC, corner wash hand basin with taps above, ceramic splashback tiling, and modern grey wood-effect laminate flooring.



THROUGH LOUNGE / DINING ROOM 6.27m x 3.30m (20'7" x 10'10")

With Upvc double-glazed window to front, Upvc double-glazed patio doors to rear, coving to ceiling, two pendant light fittings with ceiling fans, feature fireplace surround with ceramic tiled hearth and inset, Virgin Media and BT telephone connection points (subject to usual transfer regulations), double-panelled radiator, single-panelled radiator, modern oak-effect laminate flooring, and power points.



SUN ROOM 5.99m x 2.64m (19'8" x 8'8")

With glazed panels to side and rear aspects, part-panelled part-glazed rear access door, wood-panelled ceiling, vinyl cushion flooring, panelled radiator, plumbing for automatic washing machine, and power points.



FITTED KITCHEN 3.40m x 2.39m (11'2" x 7'10")

With Upvc double-glazed rear access door, Upvc double-glazed window to rear, enclosed light fitting, and a range of base and wall-mounted high-gloss white storage cupboards providing ample domestic cupboard and drawer space. Butcher's block-effect work surface incorporating a built-in stainless steel sink unit with mixer tap above, space for a freestanding electric cooker, plumbing for dishwasher, space for fridge/freezer, ceramic splashback tiling, modern grey wood-effect laminate flooring, and power points.



FIRST FLOOR LANDING

With Upvc double-glazed frosted window to side, access to loft space, pendant light fitting, smoke alarm, power point, half wood panelling to walls, and doors leading off to rooms, including:



BUILT IN STORE

With pendant light fitting and ample domestic shelving and storage space.

BEDROOM ONE (FRONT) 3.30m x 3.10m (10'10" x 10'2")

With Upvc double-glazed window to front, pendant light fitting with ceiling fan, decorative dado rail, panelled radiator, and power points.



BEDROOM TWO (REAR) 3.30m x 3.10m (10'10" x 10'2")

With Upvc double-glazed window to rear, pendant light fitting with ceiling fan, panelled radiator, and power points.



BEDROOM THREE (FRONT) 3.45m x 1.80m (11'4" x 5'11")

With Upvc double-glazed window to front, four-lamp light fitting, panelled radiator, and power points.



FIRST FLOOR BATHROOM 2.41m + door recess x 1.65m (7'11" + door recess x 5'5")

With Upvc double-glazed frosted window to rear, enclosed light fitting, and a white suite comprising low-level WC, vanity wash hand basin with mixer tap above, panelled bath with mixer tap and shower attachment, aqua boarding to splashback, panelled radiator, vinyl cushion flooring, and door to a built-in airing cupboard housing the copper hot water cylinder and providing ample domestic drying and storage space.



EXTERNALLY

FORE GARDEN

With a lawned frontage and a tarmac driveway providing off-road parking to the side of the property. Access leads alongside the property to:



ENCLOSED REAR GARDEN

With boundaries formed by garden brick walls together with timber posts and timber fencing. An expansive gravelled area provides ease of maintenance, together with a lawned section and mature shrubs and plants to the borders.



COUNCIL TAX

Band 'B' 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

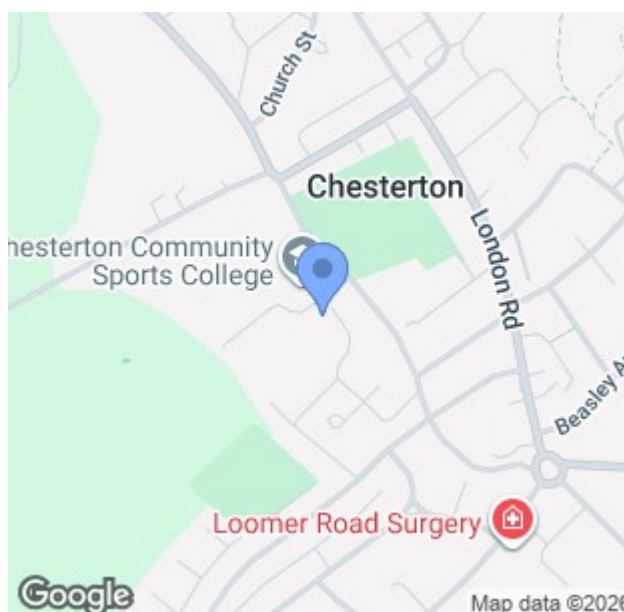
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 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

