

## 7 Cypress Grove, Chesterton, Newcastle, Staffs, ST5 7HD



**Freehold Offers in excess of £165,000**

Bob Gutteridge Estate Agents are pleased to offer to the market this renovated semi detached home situated in a desirable cul de sac position in Chesterton which provides ease of access to local shops, schools and amenities as well as offering good road links to the A34 and A500. The developer of this home is going through it with a fine tooth comb and as such the property has been re-wired, re-plumbed and an installation of a NEW gas combi boiler. The developer of this home is at the final stages of the renovation, however all works will be completed prior to financial completion. As you would expect this home offers the modern day comfort of Upvc double glazing and in brief the accommodation comprises of entrance hall, downstairs WC, through lounge/dining room, NEW fitted kitchen/breakfast room and to the first floor are three generous bedrooms along with a NEW first floor family bathroom. Externally the property is set on a pleasant plot with gardens to both front and rear aspects along with off road parking. We can also confirm that this home is being sold with the added advantage of No Vendor Upward Chain !

## ENTRANCE HALL

With composite double glazed frosted front access door with inset lead pattern and stained glass, pendant light fitting, battery/mains smoke alarm, two power points, panelled radiator, stairs to first floor landing and door leads off to;

## DOWNSTAIRS WC 1.65m x 0.86m (5'5" x 2'10")

With aqua boarding to ceiling, enclosed light fitting, extractor fan, wall mounted sink unit, low level WC, panelled radiator, ceramic tiled flooring.

## OPEN PLAN LOUNGE/DINING ROOM 6.07m x 3.12m (19'11" x 10'3")

With Upvc double glazed windows to front and rear aspects, two pendant light fittings, two panelled radiators, TV aerial connection point, power points and access leads off to;



## NEW FITTED KITCHEN/DINING ROOM 4.24m x 2.84m (13'11" x 9'4")

With Upvc double glazed window to rear, eight LED spotlight fittings, a range of base and wall mounted soft grey storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in four ring ceramic hob unit with oven beneath plus extractor hood above, built in bowl and a half plasticised sink unit with black mixer tap above, integrated dishwasher, plumbing for automatic washing machine, space for fridge/freezer, space for condenser dryer, panelled radiator, vinyl cushion flooring, electricity consumer unit and meter and a Baxi 400 combination boiler providing domestic hot water and central heating systems.



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## FIRST FLOOR LANDING

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

## **BEDROOM ONE (FRONT) 3.56m x 4.11m reducing to 3.12m (11'8" x 13'6" reducing to 10'3")**

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



## **BEDROOM TWO (FRONT) 3.58m plus recess x 1.96m (11'9" plus recess x 6'5" )**

With Upvc double glazed windows to front and side aspects, pendant light fitting, panelled radiator and power points.



## **BEDROOM THREE 3.48m reducing to 2.21m x 2.39m (11'5" reducing to 7'3" x 7'10")**

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



## FIRST FLOOR BATHROOM 2.54m x 1.40m plus recess (8'4" x 4'7" plus recess)

With two Upvc double glazed frosted windows to rear, enclosed light fitting, a modern white suite comprising of low level WC, pedestal sink unit, "L" shaped bath/shower unit with mixer tap along with thermostatic direct flow shower above, tile effect aqua boarding to walls, vinyl cushion flooring and panelled radiator.



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## EXTERNALLY



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## FORE GARDEN

XXXXXXXXXXXXXXXXXXXXXXXXXXXX Bounded by concrete post and timber fencing along with mature hedges, two lawn sections to frontage with mature shrubs and plants, a concrete driveway provides off road parking for two/three vehicles along with further chipping area providing further off road parking along with access off to;



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## REAR GARDEN

Bounded by concrete post and timber fencing, paved area provides patio and sitting space and recently laid lawn section.



## 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

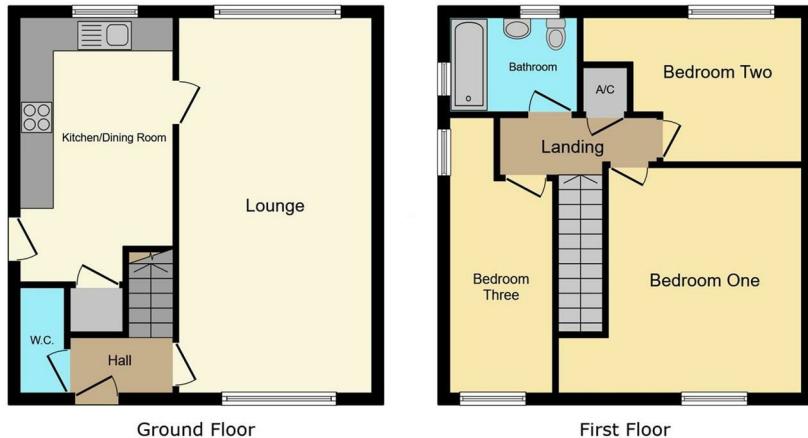
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## SERVICES

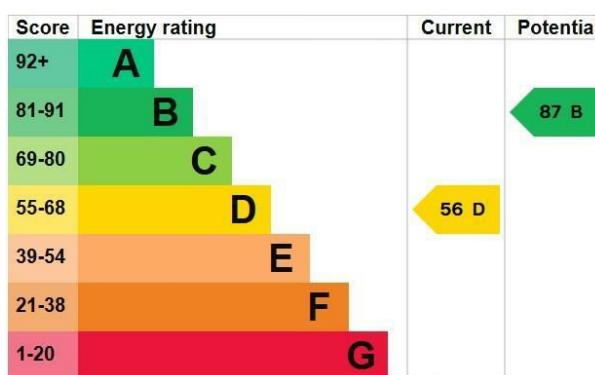
Main services of gas, electricity, water and drainage are connected.

## 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.uk



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

