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ESTATE AGENTS & LETTINGS
Bob Gutteridge

93 Castle Street, Chesterton, Newcastle, Staffs, ST5 7JJ







Freehold £159,950

Bob Gutteridge Estate Agents are delighted to bring to the market this newly modernised and updated fore courted Victorian terraced home, situated within a leafy and desirable Chesterton village location, providing ease of access to local shops, schools, and amenities. This generously proportioned home benefits from the modern-day comforts of gas combination central heating together with new Upvc double glazing. In brief, the accommodation comprises an entrance hall, through lounge/dining room, and newly fitted kitchen. To the first floor are three generous bedrooms together with a newly fitted family bathroom. Externally, the property enjoys an enclosed rear yard with access to an attached brick-built store, providing useful additional external storage. The agents are also pleased to confirm that this property is offered to the market with the added benefit of No Vendor Chain.

Viewing is highly recommended to fully appreciate the newly modernised accommodation, generous proportions, and desirable Chesterton village location this attractive Victorian home has to offer.

ENTRANCE HALL

With composite double-glazed frosted front access door, with double-glazed frosted skylight above, two pendant light fittings, battery/mains-operated smoke alarm, double-panelled radiator, stairs to first-floor landing, and door leads off to:





OPEN PLAN LOUNGE / DINING ROOM 7.29m x 3.61m (23'11" x 11'10")

With Upvc double-glazed windows to front and rear aspects, two pendant light fittings, two double-panelled radiators, built-in meter cupboard and power points.





NEW FITTED KITCHEN 3.86m x 2.84m (12'8" x 9'4")

With Upvc double-glazed window to side, LED light fitting, mains/battery-operated heat detector, extractor fan, Upvc double-glazed frosted side access door, a Vaillant combination gas boiler providing the domestic hot water and central heating systems, a range of base and wall-mounted white storage cupboards providing ample domestic cupboard and drawer space, round-edge work surface, space for freestanding electric cooker, ceramic splashback tiling, vinyl cushion flooring, built-in stainless steel sink unit with chrome mixer tap above, plumbing for automatic washing machine, panelled radiator, power points, and door provides access off to:





UNDERSTAIRS STORE 4.42m x 0.74m (14'6" x 2'5")

With pendant light fitting, vinyl cushion flooring and ample domestic storage space.

FIRST FLOOR LANDING

With two battery/mains-operated smoke alarms, two pendant light fittings, panelled radiator, two power points and doors leading off to rooms including:

BEDROOM ONE (FRONT) 5.69m x 3.35m (18'8" x 11'0")

With two Upvc double-glazed windows to front, pendant light fitting, two double-panelled radiators and power points.





BEDROOM TWO (MIDDLE) 3.84m x 3.68m (12'7" x 12'1")
With Upvc double-glazed window to rear, pendant light fitting, access to loft space, double-panelled radiator and power points.





BEDROOM THREE (REAR) 2.79m x 2.49m (9'2" x 8'2")
With Upvc double-glazed window to rear, pendant light fitting, double-panelled radiator and power points.



NEW FIRST FLOOR BATHROOM 2.44m x 1.80m (8'0" x 5'11")
With Upvc double-glazed frosted window to side, enclosed light fitting, extractor fan, modern white suite comprising low-level dual-flush WC, pedestal sink unit with chrome mixer tap above and panelled bath unit with mixer tap and shower attachment, ceramic splashback tiling, modern chrome towel radiator and vinyl cushion flooring.



EXTERNALLY



FORE COURT
With garden brick walls to borders and brick-paved frontage providing ease of maintenance.

ENCLOSED REAR YARD
Bounded by garden brick walls, with timber gate providing pedestrian access to the rear of the property. Flagged providing ease of maintenance and patio/sitting space, with access leading off to:





ATTACHED BRICK STORE
With Upvc double-glazed side access door, Upvc double-glazed window to side and rear aspect plus ample domestic storage space.

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 or 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.

Castle Street, Newcastle



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

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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.