

## 1 Lion Grove, Chesterton, Newcastle, Staffs, ST5 7HQ



**Freehold £134,950**

Bob Gutteridge Estate Agents are delighted to bring to the market this attractively presented end town house situated in a pleasant cul de sac in Chesterton which provides ease of access to the village where local shops, schools and amenities can all be located. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, through lounge, fitted kitchen, dining room and to the first floor are three generous bedrooms along with a first floor shower room and separate WC. Externally the property is situated on a corner plot offering well stocked and ease of maintenance gardens to both front and rear along with off road parking and a detached sectional garage. We can also confirm this property is being sold with the advantage of No Vendor Chain!

### ENTRANCE HALL

With Upvc double glazed frosted front access door, Upvc double glazed half bay window to front, textured ceiling, pendant light fitting, smoke alarm, stairs to first floor landing, BT telephone point (subject to usual transfer regulations) and doors lead off to rooms including;



### THROUGH LOUNGE 6.45m x 3.71m (21'2" x 12'2")

With Upvc double glazed windows to front and rear aspects, artex to ceiling, coving, two pendant light fittings, decorative dado rail, two panelled radiators, feature fireplace with electric coal effect fire, power points and door leads off to;



### FITTED KITCHEN 3.20m x 2.46m (10'6" x 8'1")

With Upvc double glazed window to rear, Upvc double glazed frosted rear access door, enclosed light fitting, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with taps above, space for freestanding gas cooker, ceramic wall tiling, Ideal boiler providing domestic hot water and central heating systems, space for fridge/freezer and plumbing for automatic washing machine, breakfast bar, panelled radiator, power points and archway provides access off to;



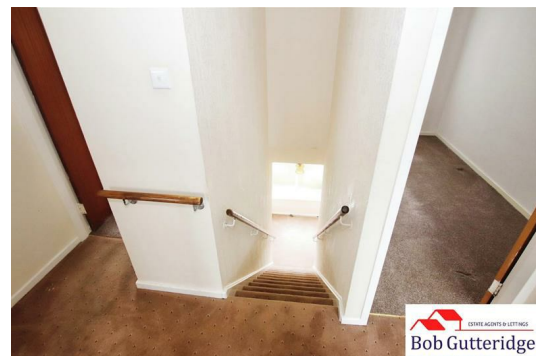
### **DINING ROOM 3.84m x 1.78m (12'7" x 5'10" )**

With Upvc double glazed window to side, artex to walls and ceiling, pendant light fitting, panelled radiator, power points, door to understairs storage cupboard providing ample domestic shelving space and storage space.



### **FIRST FLOOR LANDING**

With pendant light fitting, textured ceiling, access to loft space, smoke alarm, door to built in airing cupboard housing a copper water cylinder providing ample domestic drying space and storage space etc. Doors to rooms including;



### **BEDROOM ONE (FRONT) 4.19m reducing to 3.73m x 2.90m (13'9" reducing to 12'3" x 9'6" )**

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



### **BEDROOM TWO (FRONT) 3.53m x 2.26m reducing to 1.83m (11'7" x 7'5" reducing to 6'0")**

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



**"L" SHAPED BEDROOM THREE 3.78m reducing to 2.31m x 3.45m reducing to 1.70m (12'5" reducing to 7'7" x 11'4" reducing to 5'7")**  
With Upvc double glazed window to rear, artex to ceiling, coving, pendant light fitting, panelled radiator and power points.



**FIRST FLOOR SHOWER ROOM 1.70m x 1.68m (5'7" x 5'6")**  
With Upvc double glazed frosted window to rear, enclosed light fitting, textured ceiling, coving, ceramic wall tiling with decorative border tile a white suite comprising of vanity sink unit with chrome mixer tap above, corner glazed shower cubicle with thermostatic direct flow shower, panelled radiator and vinyl cushion flooring.



**SEPARATE WC 1.68m x 0.84m (5'6" x 2'9")**  
With Upvc double glazed frosted window to rear, coving to ceiling, enclosed light fitting, ceramic wall tiling, vinyl cushion flooring and a white low level dual flush WC.



**EXTERNALLY**



## FORE GARDEN

Bounded by concrete post and timber post fencing and metal gate providing pedestrian access to the front of the property, paved pathways, lawn section and mature shrubs and plants to borders and access which leads alongside the property providing access off to;

## REAR GARDEN

Bounded by concrete post and timber post fencing with timber gate providing pedestrian access to the rear of the property, paved pathways, flagged area providing patio and sitting space, stone chipping with mature shrubs and plants to borders and access to a detached sectional garage with ample domestic external 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 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

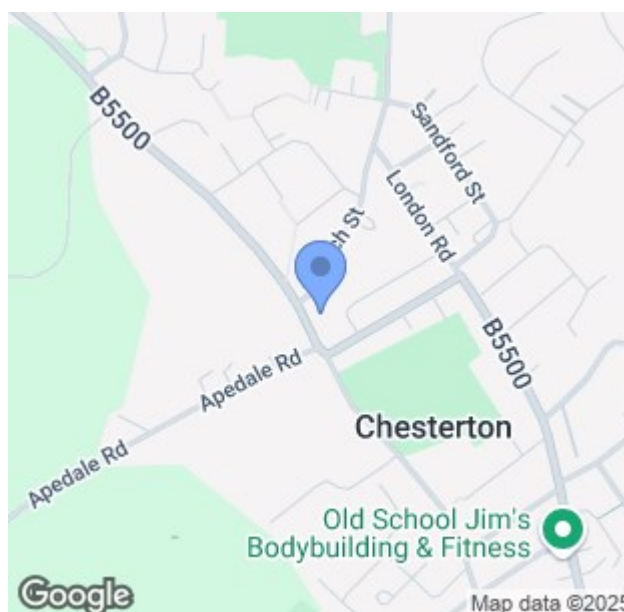
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## 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		83 B
69-80	C		
55-68	D	67 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

