Louis Taylor









Castle Street | Chesterton | Newcastle | ST5 7JJ £95,000

DECEPTIVELY SPACIOUS THREE BEDROOM END TERRACE, POPULAR LOCATION, NO UPWARD CHAIN.

This spacious family home requires selective modernisation offering potential purchasers the opportunity to create their ideal home. Local amenities, schools, commuter and transport networks are all within easy reach. The accommodation comprises, entrance hall, lounge, dining room, lobby, kitchen, three bedrooms and a bathroom. Gas central heating, double glazing and enclosed rear yard. No upward chain, viewings are recommended.





Property Description

This spacious family home requires selective modernisation offering potential purchasers the opportunity to create their ideal home. Local amenities, schools, commuter and transport networks are all within easy reach.

The accommodation comprises, entrance hall, lounge, dining room, lobby, kitchen, three bedrooms and a bathroom. Gas central heating, double glazing and enclosed rear yard. No upward chain, viewings are recommended.

ENTRANCE PORCH
Upvc double glazed entrance door and window to the front elevation,

ENTRANCE HALL
Entrance door to the front elevation, radiator and staircase leading to the first floor.

LOUNGE
12' 11" x 11' (3.94m x 3.35m) Radiator, television point and upvc double glazed window to the front elevation.

DINING ROOM
13' 5" x 12' 11" (4.09m x 3.94m) Radiator and upvc double glazed window to the rear elevation.

LOBBY
Entrance door to the side elevation and under stairs storage cupboard.

KITCHEN
9' 8" x 8' 11" (2.95m x 2.72m) Base units, drawers and wall mounted cupboards, work surfaces incorporating inset stainless steel sink and single drainer with mixer tap. Gas cooker point, plumbing for a washing machine, radiator and upvc double glazed window to the side elevation.

FIRST FLOOR LANDING
Built in storage cupboard.

MASTER BEDROOM
16' 3" x 13' (4.95m x 3.96m) Radiator and upvc double glazed windows to the front elevation.

BEDROOM TWO
13' 3" x 9' 11" (4.04m x 3.02m) Radiator and upvc double glazed window to the rear elevation.

BEDROOM THREE
8' 9" x 7' 8" (2.67m x 2.34m) Radiator and upvc double glazed window to the rear elevation.

BATHROOM
Three piece suite comprising panelled bath, pedestal wash hand basin and low level w/c. Heated towel rail and upvc double glazed window to the side elevation.

EXTERIOR
Enclosed rear yard with timber storage shed.

GENERAL INFORMATION
Viewings
By prior arrangement with Louis Taylor.
Please telephone 01782 622677 to arrange a mutually convenient appointment.

Fixtures and Fittings
Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fitments, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

Measurements
Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fitments you should always have the areas measured by the appropriate supplier.

Photos
Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Purchasing Procedure
(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

Market Appraisal
Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

Survey & Valuation
To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).
42/60/31





Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

The Estate Office
5 King Street
Newcastle
Staffordshire
ST5 1EN

www.louistaylor.co.uk
newcastle@louis-taylor.co.uk
01782 622677

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements