



Cedar Road,
Chesterton



OneAgency

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Offers in Excess of £155,000

A well presented three bedroom semi-detached property in a popular residential location of Chesterton. The property benefits from off road parking, generous sized rear garden and good sized accommodation throughout. An ideal first time buy! Located within walking distance to local amenities, schools and close to commuter links such as A500, A34 & M6. Viewing is highly advised!





Ground Floor

Hallway

Composite front door, radiator and carpet flooring.

Lounge/Diner

6.23m x 3.13m (20' 5" x 10' 3") A double bay window to the front, electric fireplace and surround, sliding door to the rear garden, radiator and carpet flooring.

Kitchen

4.91m x 2.91m (16' 1" x 9' 7") A range of wall and base units with worktops, stainless steel sink basin with mixer tap, integral oven and gas hobs with hood over, plumbing for a washing machine, storage cupboard, radiator, double glazed window, composite side door and tiled flooring.

First Floor

Landing

Airing cupboard with glow worm combi-boiler. Loft hatch access with pull door ladder and fully boarded.

Bedroom One

3.55m x 3.15m (11' 8" x 10' 4") A double glazed window, storage space, radiator and carpet flooring.

Bedroom Two

3.58m x 1.95m (11' 9" x 6' 5") A double glazed window, radiator and carpet flooring.

Bedroom Three

2.48m x 2.43m (8' 2" x 8' 0") A double glazed window, storage space, radiator and carpet flooring.

Shower Room

2.51m x 1.42m (8' 3" x 4' 8") A walk in shower unit with glass screen and rainfall shower, vanity hand wash basin with mixer tap, low level W/C, chrome towel radiator, double glazed windows and vinyl flooring.

External

Front - A driveway providing off road parking for multiple vehicles and rockery area with fenced borders.

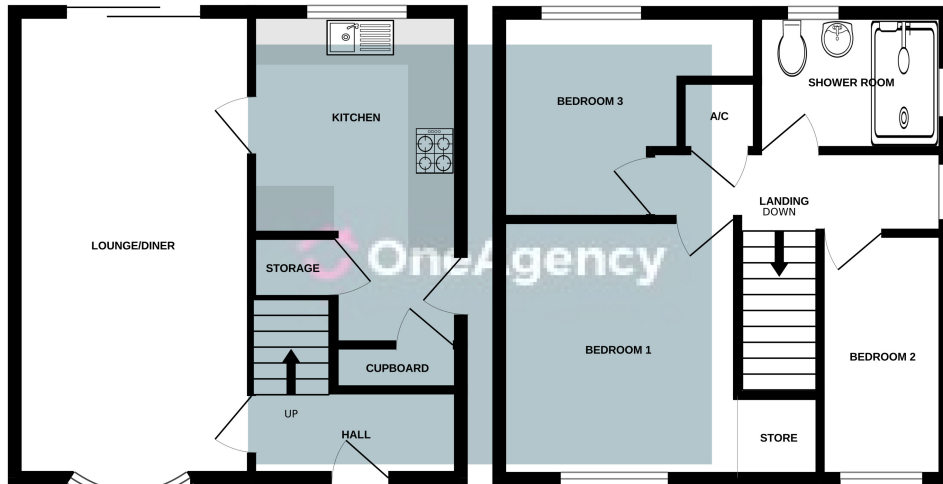
Rear - A private garden containing a paved patio area, lawned garden and rockery sections with shed and fenced borders.

AGENTS NOTES


The council tax band is A. The local authority is Newcastle-under-Lyme.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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