



Landseer Place,
Chesterton



OneAgency

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Offers in Region of £95,000

Semi detached house with substantial plot.
The property is in need of modernisation
and is offered with no chain involvement.





GROUND FLOOR

Entrance Hallway

Stairs to first floor, door to front.

Living/Dining Room

6.06m max x 3.40m max (19' 11" x 11' 2") Double glazed windows to front and rear.

Kitchen

3.03m x 2.26m (9' 11" x 7' 5") Double glazed window to rear, stainless steel sink and drainer unit with mixer tap, part tiled walls, under stairs storage area with window to side.

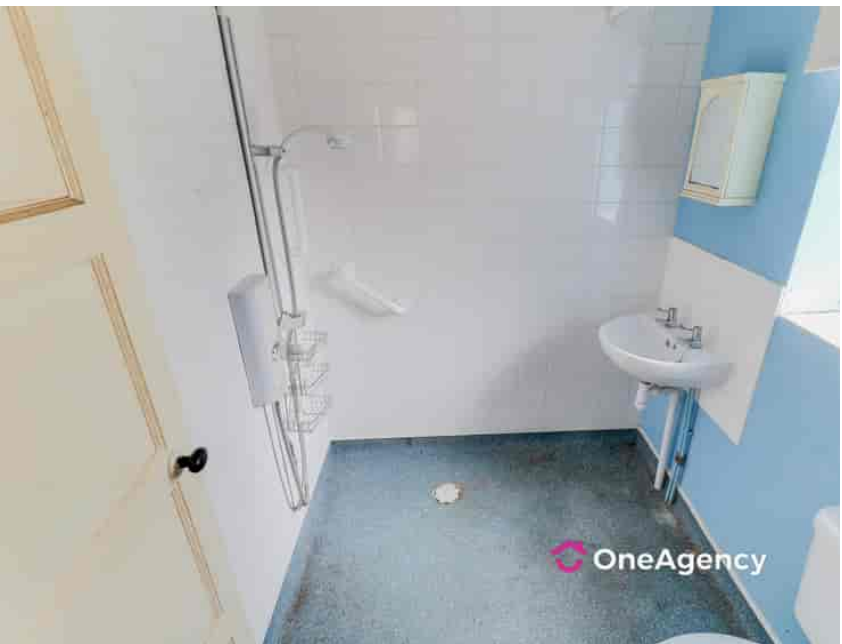
Side Lean to

3.01m x 1.96m (9' 11" x 6' 5")

FIRST FLOOR

Landing

Window to side, access to loft.



Bedroom One

2.84m x 4.33m (9' 4" x 14' 2") Two double glazed windows to front.

Bedroom Two

3.15m x 3.41m max (10' 4" x 11' 2") Double glazed window to rear.

Wet Room

1.95m x 1.67m (6' 5" x 5' 6") Window to side, WC, hand wash basin, electric shower.

Outside

Substantial plot.

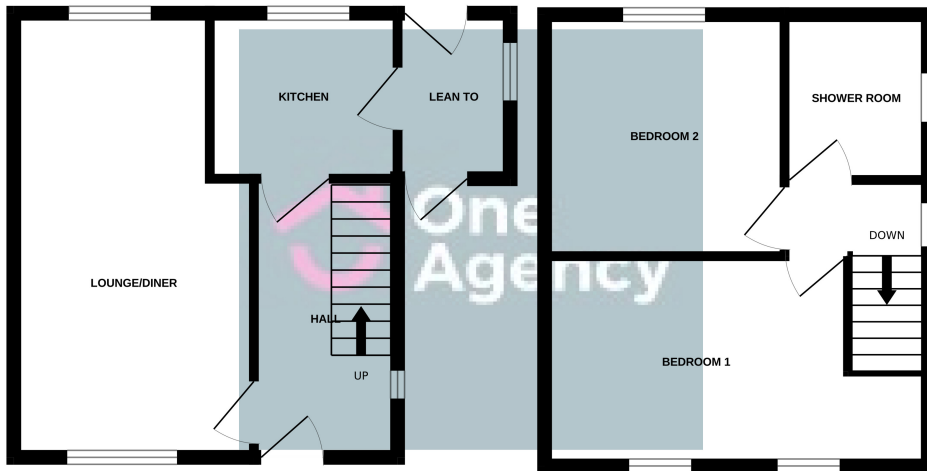
Agents Notes

Council Tax Band A


Newcastle Under Lyme Local Council

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		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	26	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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