

RELAX...
WE'LL TAKE
CARE OF IT



**6 VICTORIA STREET, CHESTERTON,
NEWCASTLE, STAFFS, ST5 7EW**

£94,950

Modern, fully refurbished, two bedroom eco friendly mid terrace for sale.

This traditional property has been remodelled to national eco standards and offers;

A light and airy interior to suit modern living.

Increased energy efficiency ratings from G to B.

Significant savings on running costs, up to £1,000 per year.

Dramatically reduced carbon footprints.

Eco excellent rating



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THE ACCOMMODATION COMPRISES

HALLWAY

Double glazed door. Bamboo floor covering. Meter cupboards.

DINING AREA 9'1" x 7'8" (2.77m x 2.34m)

Double glazed window to the front elevation. Radiator. Bamboo floor covering. Under stairs storage having plumbing for automatic washing machine.

KITCHEN/LOUNGE 25'3" (7.7m) maximum into sun space x 10'5" (3.18m)

Double glazed door and full length window. Two radiators. Kitchen comprises bamboo working surfaces with inset stainless steel single drainer sink and mixer tap. Range of units comprising matching wall, base, drawer and larder units. Tiled splash backs. Bamboo floor covering. Stairs to the first floor.

SEPARATE WC

Radiator. Low level W.C. Wall mounted wash hand basin.

BEDROOM 1 11'4" (3.45m) into alcove x 10' (3.05m) minimum

Double glazed window. Radiator.

BEDROOM 2 14'6" x 9'4" (4.42m x 2.84m)

Double glazed window. Radiator.

BATHROOM

Radiator. Panelled bath with eco shower above and shower screen. Low level W.C. Pedestal wash hand basin. Tiled splash backs. Shaver point.

EXTERNALLY

To the rear is a paved patio and garden area and shed.

PLEASE NOTE

Some of the images shown are artist's impressions.



ECO FRIENDLY PRODUCTS AND TECHNIQUES ADOPTED THROUGHOUT THE PROJECT

- Installed with high efficiency gas boilers and central heating systems
- Fitting of roof panels and glazed sun spaces, both providing warm air
- Installed with water cylinders heated by solar panels
- Fabric insulation installed, providing high insulation levels in new floors and dry lined walls
- Roof spaces insulated using recycled paper
- Fitted with Bamboo floor covering and Bamboo kitchen worktops
- Use of an eco friendly kitchen supplier
- Use of low energy lighting
- Use of eco paints (natural and solvent free)
- Use of reused building materials wherever possible
- Improved green guide to specification scores

- Improved sound insulation
- Adopted best practice in air tightness
- Fitted with reduced flow sanitary ware
- Nuaire ventilation system

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | 83 | 83 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | |
| (81-91) B | | 82 | 82 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

DIRECTIONS

From the Northwood office turn left onto Merrial St, bear right onto Liverpool Rd, at the junction turn left. At the roundabout take the 3rd exit onto the A34. At the 2nd roundabout carry on straight ahead and at the 3rd roundabout take the 1st exit onto Wolstanton Rd. Continue forward at the mini roundabout. At the next roundabout take the 4th exit onto London Rd. At the traffic lights turn left onto Victoria Rd, the property is situated on the right hand side and can be identified by our For Sale board.

DISCLOSURE

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

