



**4 The Bridle Path**  
CW3 9EL  
**O.I.R.O £244,500**



Charming Semi Detached property offering a delightful blend of comfort and modern living. This property is well presented throughout, showcasing spacious accommodation that is perfect for families or those seeking a peaceful retreat.

Large open aspect lounge and dining room, which is bathed in natural light and features doors that lead into a lovely conservatory, providing an ideal space for relaxation or entertaining guests.

The modern fitted kitchen is both stylish and functional, making meal preparation a pleasure and hosts integrated appliances such as dishwasher, oven, hob, extractor fan and fridge freezer.

This property boasts three generously sized bedrooms located on the first floor, ensuring ample space for family or guests. The stylish ground floor shower room adds to the convenience of this home, catering to all your needs.

Externally, the property benefits from a driveway and carport. The front and rear gardens are well-maintained, offering a pleasant outdoor space with feature patio area to the rear aspect.

Situated in a highly sought-after location, this property is perfect for those looking for a peaceful neighborhood while still being close to local amenities.

With no upward chain, this home is ready for you to move in and make it your own. Don't miss the opportunity to view this fabulous property ; it truly is a gem in Madeley.

Call Stephenson Browne to arrange your viewing!

Tenure: Freehold  
Council Tax Band: C



## Ground Floor

### Hallway

### Living Room

14'6" x 11'5"

### Dining Room

14'4" x 10'0"

### Kitchen

10'10" x 10'4"

### Shower Room

8'5" x 5'10"

### Cupboard/Utility

4'8" x 3'3"

### Conservatory

11'10" x 10'8"

## First Floor

### Landing

### Bedroom One

16'8" x 9'3"

### Bedroom Two

9'10" x 9'6"

### Bedrooms Three

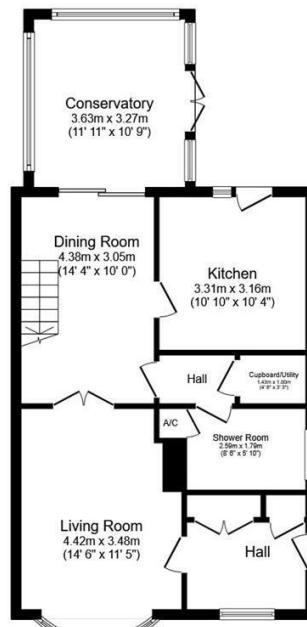
9'3" x 6'3"



- Fabulous Semi Detached Residence
- Three Bedrooms
- Large Dual Aspect Lounge/Dining Room
- High Specification Fitted Kitchen
- Stylish & Modern Ground Floor Shower Room
- Driveway & Carport
- Front & Rear Gardens
- Conservatory
- No Chain
- Well Presented Throughout

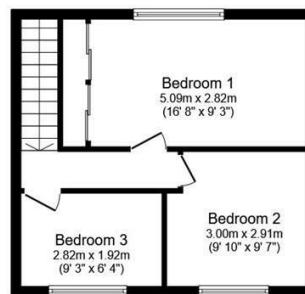


## Floor Plan



**Ground Floor**

Floor area 68.3 m<sup>2</sup> (735 sq.ft.) approx Floor area 35.4 m<sup>2</sup> (381 sq.ft.) approx



**First Floor**

Total floor area 103.7 m<sup>2</sup> (1,116 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	57	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

## Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each detail; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64