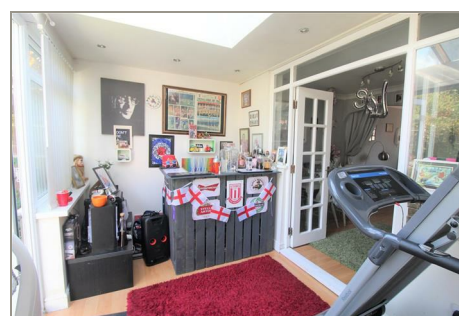




24 Cauldon Avenue

Bradwell, Newcastle-under-Lyme, ST5 8PZ

PLEASE NOTE THIS IS A PREFABRICATED CONSTRUCTION.

Read all about it, read all about it! The local news is calling out ...This spacious semi detached property is located in the popular area of Bradwell and the accommodation comprises an open plan lounge, kitchen and dining area, conservatory, three bedrooms and a family bathroom. Externally, the property benefits from a sizeable rear garden laid to lawn with mature trees and shrubbery and a driveway to the front for off road parking. Don't let this property be old news, come and take a look for yourself.lf.

£107,500

24 Cauldon Avenue

Bradwell, Newcastle-under-Lyme, ST5 8PZ



- PREFABRICATED CONSTRUCTION
- SEMI DETACHED
- OPEN PLAN LOUNGE/KITCHEN DINER
- CONSERVATORY
- LEAN TOO & W.C
- THREE BEDROOMS
- FAMILY BATHROOM
- LARGE REAR GARDEN
- OFF ROAD PARKING

Agents Notes

Please note this property is of a prefabricated construction.

GROUND FLOOR

Entrance Hall

12'0" x 6'10" (3.66 x 2.09)

The property has a double glazed entrance door to the front aspect. Stairs leading to the first floor, under stairs storage cupboard and radiator.

Open Plan Lounge/Dining/Kitchen

Lounge

13'7" x 11'8" (4.16 x 3.57)

A double glazed window overlooks the front aspect. Fireplace housing electric fire.

Television point and radiator.

Kitchen

11'10" x 8'5" (3.63 x 2.58)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Freestanding electric cooker and gas hob with cooker hood above. Space for fridge.

Dining Area

10'4" x 8'11" (3.16 x 2.74)

Double doors lead into conservatory. Space for table and chairs and radiator.

Conservatory

19'1" x 7'8" (5.84 x 2.35)

Double glazed windows overlook the rear aspect coupled with double glazed doors. Skylight to the ceiling. Loft hatch. Radiator.

Lean Too Storage

17'11" x 6'9" (5.48 x 2.08)

Wooden door to the front and access door to the rear. Power and lighting and space and plumbing for washing machine, tumble dryer and freezer. Access into the main house and cloakroom.

Cloakroom

3'2" x 2'9" (0.99 x 0.85)

A double glazed window overlooks the rear aspect. Low level W.C.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch.

Bedroom One

12'2" x 12'0" (3.71 x 3.67)

A double glazed window overlooks the front

aspect. Fitted with two double wardrobes, television point and radiator.

Bedroom Two

13'5" x 8'6" (4.10 x 2.60)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

9'1" x 8'8" (2.78 x 2.65)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

9'6" x 5'5" (2.90 x 1.66)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising corner bath with shower over, low level W.C and wash hand basin. Partly tiled walls and radiator.

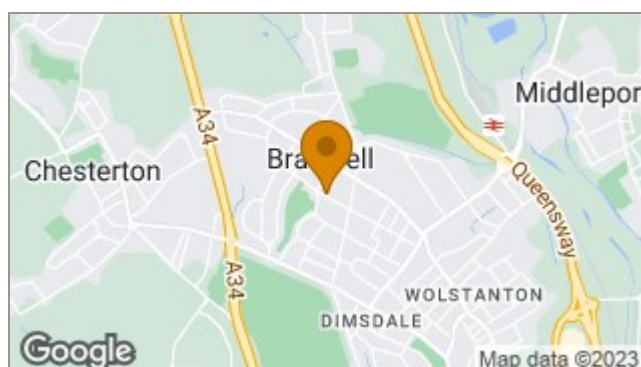
EXTERIOR

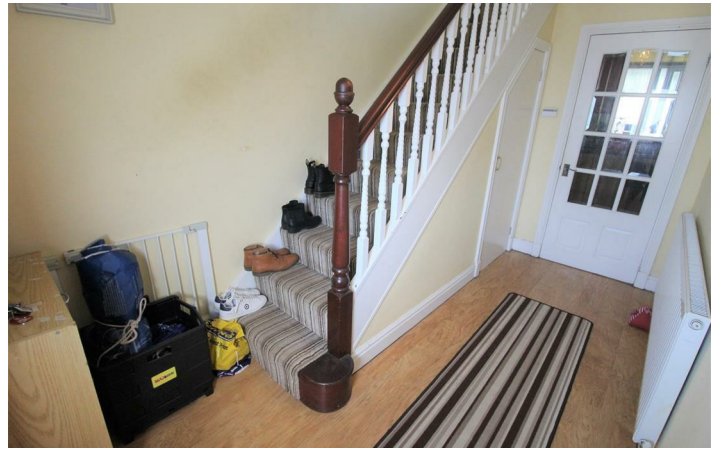
To the front there is a driveway for off road parking and a paved pathway to the entrance door. To the rear the garden is laid to lawn with mature trees and shrubbery enclosed by panelled fencing.

Council Tax Band

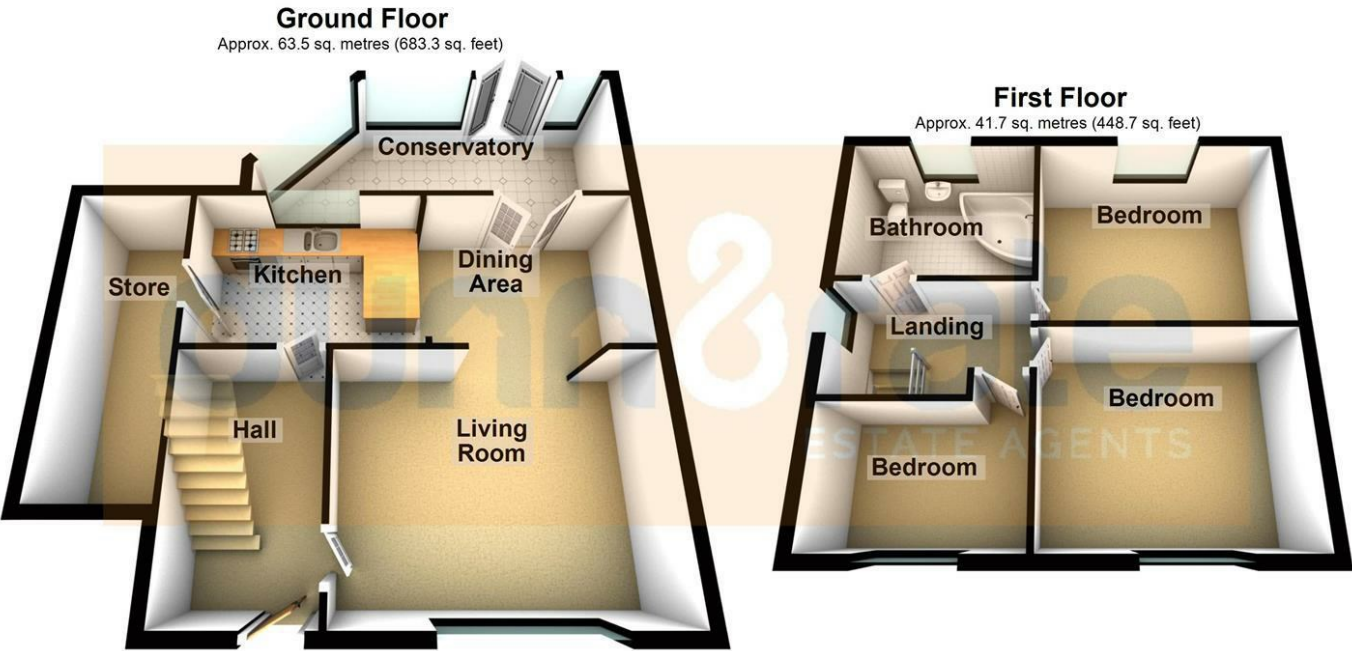
Council Tax Band A.

Purchaser should seek confirmation prior to completion





Floor Plan



Total area: approx. 105.2 sq. metres (1132.0 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

