

177 Bradwell Lane, Bradwell, Newcastle-Under-Lyme, ST5 8JB



Freehold £145,000

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional semi-detached home occupying a desirable plot with gardens to both the front and rear elevations, together with ample off road parking for several vehicles and a detached sectional garage. This well maintained home benefits from the modern comforts of Upvc double glazing (with the exception of two windows) together with gas combination central heating, and in brief the accommodation comprises of entrance hall, spacious "L" shaped lounge/dining room, fitted kitchen, outhouse and utility cupboard. To the first floor are two generous double bedrooms together with a modern shower room. The property is situated within this leafy Bradwell location, conveniently placed for local shops, schools and amenities, whilst also offering excellent road links to the A34 and A500.

The agents can also confirm that this home is being sold with the added benefit of no vendor chain!

ENTRANCE HALL

With part panelled, part glazed front access door with inset lead pattern, Upvc double glazed window to side with inset lead pattern, pendant light fitting, vinyl cushion flooring, stairs to first floor landing and doors lead off to rooms including:

THROUGH LOUNGE / DINING ROOM 5.99m x 3.33m reducing to 2.39m (19'8" x 10'11" reducing to 7'10")

With Upvc double glazed windows to front and rear aspects, artex to ceiling, coving, two three-lamp light fittings, two panelled radiators, power points, feature marble fireplace with inset modern coal effect fire, TV aerial connection point and access leads off to:



FITTED KITCHEN 2.82m x 2.74m reducing to 2.11m (9'3" x 9'0" reducing to 6'11")

With Upvc double glazed window to rear with inset lead pattern, artex to ceiling, pendant light fitting, double wall light fitting, panelled radiator, a range of base and wall mounted textured storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built-in plasticised sink unit with chrome mixer tap above, space for freestanding gas cooker, space for under counter fridge, vinyl cushion flooring, double panelled radiator, power points and door leads off to:



PANTRY

With timber glazed window to side with inset lead pattern, ample domestic shelving and storage space plus original stillage.

OUTHOUSE 4.09m x 1.78m (13'5" x 5'10")

With Upvc double glazed window to front, glazed window to side, Upvc double glazed frosted rear access door, artex to ceiling, pendant light fitting, panelled radiator, power points and access to:



UTILITY CUPBOARD 1.07m x 0.91m (3'6" x 3'0")

With Upvc double glazed frosted window to rear, ample domestic shelving and storage space, wall light fitting, power points and plumbing for automatic washing machine.

FIRST FLOOR LANDING

With Upvc double glazed window to side with inset lead pattern, access to loft space, pendant light fitting, smoke alarm, double panelled radiator, power points, door to built-in storage cupboard providing ample domestic shelving and storage space, and doors lead off to rooms including:



BEDROOM ONE (FRONT) 4.39m maximum x 2.84m (14'5" maximum x 9'4")

With two Upvc double glazed windows to front with inset lead pattern, pendant light fitting, feature fireplace, power points, double panelled radiator and door to built-in wardrobe providing ample domestic hanging and storage space.



BEDROOM TWO (REAR) 3.38m x 3.05m (11'1" x 10'0")

With Upvc double glazed window to rear with inset lead pattern, coving to ceiling, pendant light fitting, built-in double and single wardrobes providing ample domestic hanging and storage space, panelled radiator and power points.

FIRST FLOOR SHOWER ROOM 1.96m x 1.70m (6'5" x 5'7")

With Upvc double glazed frosted window to rear with inset lead pattern, artexed walls and ceiling, coving, pendant light fitting, ceramic half wall tiling, panelled radiator and a white suite comprising low level dual flush WC, pedestal sink unit and corner glazed shower cubicle with thermostatic direct flow shower.



EXTERNALLY

FORE GARDEN

Bounded by concrete posts and timber fencing along with a metal gate providing pedestrian access to the front of the property. A tarmac driveway provides off road parking for three or so vehicles, lawn section, paved pathways and access leads off to:



REAR GARDEN

Bounded by concrete posts and timber fencing with paved area providing patio and sitting space, lawn section, paved pathways leading off to a stone chipping area and further lawn section along with an additional paved patio area. A garden timber shed provides ample domestic external storage space and access leads off to:



DETACHED SECTIONAL GARAGE

With up and over door, side access door, Upvc double glazed window to side and ample domestic external storage space.



COUNCIL TAX

Band 'A' amount payable to Newcastle-under-Lyme Borough Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

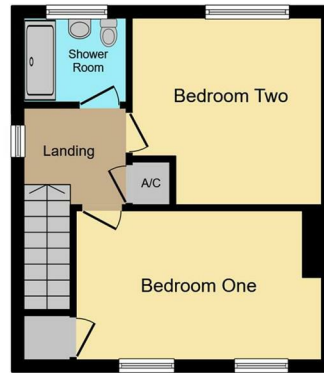
Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



Ground Floor



First Floor

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 orientations are approximate, no details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

