

11 Hillwood Road, Madeley Heath, Crewe, CW3 9JY



Freehold £274,950

Bob Gutteridge Estate Agents are delighted to bring to the market this well presented detached home situated in this ever popular Madeley Heath location which provides access to local shops, schools and amenities as well as being well placed to open spaces of delightful English countryside to enjoy. This home offers the modern day comforts of Upvc double glazing along with gas combination central heating and in brief the accommodation comprises of entrance hall, downstairs WC, fullwidth lounge/dining room, half brick & Upvc double glazed conservatory, modern fitted kitchen/breakfast room and to the first floor are three bedrooms along with a first floor bathroom. Externally this property offers gardens to front and rear along with off road parking and an integral garage. We can also confirm that this home is being sold with the added benefit of NO VENDOR UPWARD CHAIN ! Viewing Advised !

ENTRANCE HALL

With Upvc frosted double glazed side access door incorporating lead pattern and stained glass panel, matching frosted glazed side panel, three-lamp light fitting, smoke alarm, oak effect laminate flooring, decorative dado rail, stairs to first floor landing, and doors leading off to rooms including:



DOWNSTAIRS WC 1.60m x 0.89m (5'3" x 2'11")

With Upvc double glazed frosted window to side, pendant light fitting, a white suite comprising low level dual flush WC, wall mounted sink unit with chrome mixer tap above and ceramic tiled flooring.



OPEN PLAN LOUNGE / DINING ROOM 6.45m x 3.30m (21'2" x 10'10")

With Upvc double glazed window to rear, aluminium double glazed sliding patio door to rear, coving to ceiling, two three-lamp light fittings, feature electric fire, half decorative panelled walls, double panelled radiator, power points, and access leading off to:



HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 2.95m x 2.41m (9'8" x 7'11")

A half brick and Upvc double glazed conservatory with Upvc double glazed panels to sides and rear, double patio doors to side, pendant light fitting with fan assist, ceramic tiled flooring, and power points.



FITTED KITCHEN/BREAKFAST ROOM 3.91m reducing to 2.90m x 3.81m (12'10" reducing to 9'6" x 12'6")

With Upvc double glazed window to front, four-lamp light fitting and two single spotlight fittings, a range of base and wall mounted soft cream storage cupboards providing ample cupboard and drawer space, round edge work surface with inset Franke one-and-a-half bowl stainless steel sink unit with chrome mixer tap above, built-in Diplomat four-ring electric hob with Diplomat fan-assisted oven beneath plus extractor hood above, integrated dishwasher, integrated fridge/freezer, plumbing for automatic washing machine, ceramic splashback tiling, ceramic tiled flooring, panelled radiator, heat detector, power points, and door providing access to integral garage.



FIRST FLOOR SPLIT LEVEL LANDING

With skylight window to side, decorative dado rail, access to loft space, three-lamp light fitting, smoke alarm, built-in storage cupboard providing shelving, and doors leading off to rooms including:



BEDROOM ONE (REAR) 4.75m into wardrobes x 3.33m (15'7" into wardrobes x 10'11")

With Upvc double glazed window to rear, four-lamp light fitting, double panelled radiator, power points, sliding wardrobe doors revealing built-in wardrobes providing ample hanging and storage space, and access to eaves storage.



BEDROOM TWO (FRONT) 3.38m x 2.90m (11'1" x 9'6")

With Upvc double glazed window to front, three-lamp light fitting, double panelled radiator, and power points.



BEDROOM THREE (FRONT) 2.87m x 2.08m (9'5" x 6'10")

With Upvc double glazed window to front, three-lamp light fitting, panelled radiator, power points, BT telephone point (subject to usual transfer regulations), and access to eaves storage.



FIRST FLOOR BATHROOM 1.80m x 1.78m (5'11" x 5'10")

With Upvc double glazed frosted window to side, enclosed light fitting, textured ceiling, a white suite comprising low level dual flush WC, pedestal sink unit with chrome mixer tap, panelled bath with mixer tap plus Triton electric shower above, fully tiled walls with decorative border, ceramic tiled flooring, and modern chrome towel radiator.



EXTERNALLY

FORE GARDEN

Bounded by concrete post and timber fencing along with mature hedging, a flagged driveway provides off road parking for approximately two vehicles, with access leading alongside the property to:



REAR GARDEN

An enclosed rear garden bounded by concrete post and timber fencing, featuring a flagged patio area providing ample seating space, stepping down to a lawn section with mature shrubs and plants to borders.



INTEGRAL GARAGE 4.88m maximum restricted head height x 2.44m (16'0" maximum restricted head height x 8'0")

With metal up-and-over door, pendant light fitting, gas meter, power points, electricity consumer unit, and a Worcester gas combination boiler providing the domestic hot water and central heating systems.

COUNCIL TAX

Band 'C' 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.



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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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HOURS OF OPENING

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



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