

## 75 Fearn Avenue, Bradwell, Newcastle, Staffs, ST5 8NA



**Freehold Offers in excess of £200,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented and updated FORMER TWO BEDROOM semi-detached bungalow which has been thoughtfully re-configured and occupies an enviable corner plot within the popular Bradwell location.

As you would expect, this desirable home benefits from the modern comforts of Upvc double glazing together with gas combination central heating, and in brief the re-configured accommodation comprises of entrance hall, bay fronted lounge, modern fitted kitchen, half brick and Upvc double glazed conservatory, generous master bedroom and a luxury fitted shower room.

Externally, the property enjoys gardens to the front, side and rear elevations together with off road parking and a detached sectional garage. The location is ideally placed for access to 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 composite frosted double glazed front access door with this lead pattern, coving to ceiling, battery and mains smoke alarm, two pendant light fittings, double panelled radiator, power point, stairs off to usable loft space and doors lead off to rooms including;



## BAY FRONTED LOUNGE 4.88m into bay x 3.02m (16'0" into bay x 9'11")

With Upvc double glazed bay window to front, coving to ceiling, decorative ceiling rose, two wall light fittings, pendant light fitting, feature fireplace with built in living flame coal effect gas fire, Virgin Media connection point (Subject to usual transfer regulations) TV aerial connection point, double panelled radiator and power points.



## FITTED KITCHEN 2.57m x 2.69m (8'5" x 8'10")

With Upvc double glazed window to side, coving to ceiling, four lamp light fitting, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built Indesit four ring ceramic electric hob unit with Indesit oven beneath plus extractor hood above, glazed splashback, plumbing for automatic washing machine, space for under counter fridge, bowl and a half porcelain sink unit with chrome mixer tap above, ceramic tiled flooring, power points and door to built in boiler cupboard housing a Baxi Duo Tech gas combination boiler providing the domestic hot water and central heating systems.



## HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 5.87m x 2.16m (19'3" x 7'1")

With Upvc double glazed panels to sides and rear aspects, Upvc double glazed French doors to rear, pendant light fitting with fan assist, ceramic tiled flooring, two panelled radiators and power points.



## MASTER BEDROOM

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, panelled radiator and power points.



## LUXURY SHOWER ROOM 3.33m reducing to 2.44m x 2.69m (10'11" reducing to 8'0" x 8'10")

With Upvc frosted double glazed window to side, Upvc frosted feature window to front, enclosed light fitting, ceramic half wall tiling in travertine effect, travertine effect tiled flooring, modern chrome towel radiator, a built in suite comprising of built in dual flush WC, vanity sink unit with built in storage, wall mounted electric LED mirror, extractor fan and a walk in double shower enclosure with thermostatic direct flow shower.



## USABLE LOFT SPACE 4.52m x 2.62m to purlins (14'10" x 8'7" to purlins )

With double glazed skylight to side, pendant light fitting, double panelled radiator and power points.

## EXTERNALLY



## FORE GARDEN

Bounded by garden block walls along with concrete post and timber fencing, lawn section with mature shrubs to borders, gravelled pathway and access to;



**SIDE GARDEN**

With garden block walls to boundary, lawn section with mature shrubs, external lighting, compressed concrete driveway providing ample off road parking and access to;



**ENCLOSED REAR GARDEN**

Bounded by concrete post and timber fencing along with garden brick walls, paved rear garden providing ample patio and sitting space plus access to;



## **DETACHED SECTIONAL GARAGE**

With up an over door, timber side access door and ample domestic external storage space.

## **COUNCIL TAX**

Band 'B' 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.

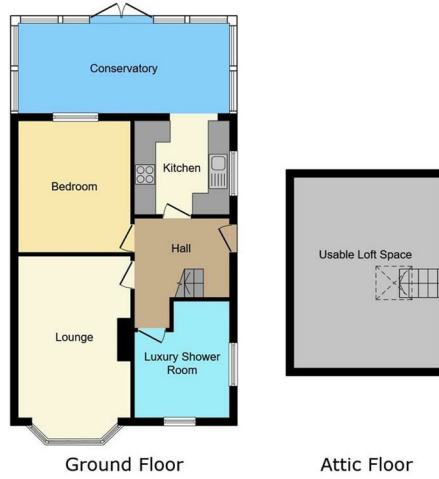
## **SERVICES**

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.

75 Fearn's Avenue, Newcastle, ST5 8NA



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	68 D
39-54	E		
21-38	F		
1-20	G		

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

