

93 Bradwell Lane, Bradwell, Newcastle, Staffs, ST5 8PT



Freehold £175,950

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious up to date townhouse situated in this ever popular Bradwell location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A34 and A500. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, spacious through lounge, open plan "L" shaped fitted kitchen/dining room and to the first floor are three family sized bedrooms along with a first floor bathroom and separate WC. Externally to the front this property has been landscaped to provide off road parking for three or so vehicles and to the rear an enclosed rear garden can be found. We can also confirm this home is being sold with the advantage of No Vendor Chain!

ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern and stained glass, three lamp light fitting, oak effect laminate flooring, stairs to first floor landing and part panelled/part glazed doors lead off to;



THROUGH LOUNGE 5.11m x 3.12m maximum (16'9" x 10'3" maximum)

With Upvc double glazed window to front, Upvc double glazed French doors to rear with double glazed units to sides, two pendant light fittings, panelled radiator, BT telephone point (subject to usual transfer regulations), TV aerial connection leads, engineered oak flooring, inset modern living flame log effect gas fire and power points.



OPEN PLAN "L" FITTED KITCHEN/DINING ROOM 5.13m reducing to 3.56m x 3.84m reducing to 3.18m (16'10" reducing to 11'8" x 12'7" reducing to 10'5")

With Upvc double glazed windows to front and rear aspects, fifteen spotlight fittings, a range of base and wall mounted walnut effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in Indesit hob unit with Zanussi oven beneath and extractor hood above, built in plasticised sink unit with Monoblock mixer tap, plumbing for dishwasher, ceramic splashback tiling, oak effect laminate flooring, panelled radiator and power points. Door leads off to;



REAR LOBBY AREA

With Upvc double glazed frosted rear access door, Upvc double glazed window to rear, electricity consumer unit, meter, gas meter and two power points along with space for fridge/freezer and tumble dryer.

FIRST FLOOR LANDING

With Upvc double glazed window to rear, three lamp light fitting, access to loft space, power points and doors lead off to rooms including door to built in store cupboard housing a Main Ecolight combination boiler providing domestic hot water and central heating systems.



BEDROOM ONE 3.91m x 2.82m plus recess (12'10" x 9'3" plus recess)

With Upvc double glazed window to front, pendant light fitting, panelled radiator, oak effect laminate flooring, power points and door to built in wardrobe providing ample domestic hanging space and storage space etc.



BEDROOM TWO (FRONT) 3.30m x 3.15m (10'10" x 10'4")

With Upvc double glazed window to front, pendant light fitting, coving, TV aerial connection point, oak effect laminate flooring, and power points.



BEDROOM THREE (REAR) 2.87m x 2.24m (9'5" x 7'4")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, oak effect laminate flooring and power points.



FIRST FLOOR BATHROOM 1.68m x 1.75m (5'6" x 5'9")

With Upvc double glazed frosted window to rear, aqua boarding to ceiling and walls, enclosed LED light fitting, a white suite comprising of low level dual flush WC, vanity sink unit with chrome mixer tap above, "L" shaped bath/shower unit with glazed shower screen and thermostatic direct flow shower with separate hair attachment, chrome central mixer tap attachment and vinyl cushion flooring.



SEPARATE WC 1.47m x 0.69m (4'10" x 2'3")

With Upvc double glazed frosted window to rear, three lamp light fitting, fully tiled in high glazed wall ceramics with inset decorative mosaic border tile, ceramic tiled flooring and a low level dual flush WC.



EXTERNALLY

FORE GARDEN

Bounded by garden brick walls with metal works along with mature hedge to border, a brick paved driveway allows for off road parking for three or so vehicles.



ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing with timber decked area providing ample domestic patio and sitting space, two lawn sections, concrete pathway leads to two garden timber sheds providing 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	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

