

72 Denry Crescent, Bradwell, Newcastle, Staffs, ST5 8JW



Freehold £174,950

Bob Gutteridge Estate Agents are pleased to offer to the market this rare opportunity to acquire this desirable and much loved home for over six decades. This home is well placed for access to local shops, schools and amenities as well as offering good road links to the A34 & A500. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, lounge, fitted kitchen/dining room, utility room, downstairs WC and to the first floor are three generous sized bedrooms along with a modern first floor bathroom. Externally the property offers gardens to both front and rear along with a driveway providing off road parking. We can also confirm that this desirable home is being sold with the added benefit of NO VENDOR CHAIN ! Viewing Advised !

ENTRANCE HALL

With Composite double glazed frosted front door with Upvc double glazed window to the side, coving to ceiling, pendant light fitting, power points, BT telephone point (Subject to usual transfer regulations), electricity consumer unit, understairs storage recess, staircase leading to the first floor landing and multi-glazed doors provide access to rooms including;



LOUNGE 4.72m x 3.28m (15'6" x 10'9")

With Upvc double glazed window to the front with inset lead pattern, coving to ceiling, decorative ceiling rose, three-lamp light fitting, two wall lights, feature ceramic tiled fireplace with electric coal-effect fire, TV aerial point, panelled radiator and power points.



FITTED KITCHEN / DINER 5.74m x 3.00m (18'10" x 9'10")

With Upvc double glazed window to the rear, coving to ceiling, three-lamp light fitting, gas fire, a range of base and wall-mounted storage units providing ample domestic cupboard and drawer space, high-gloss granite-effect work surfaces incorporating a one-and-a-half bowl porcelain sink unit with chrome mixer tap above, built-in four-ring gas hob with oven below plus extractor hood above, ceramic splashback tiling and power points. Door leading to;



PANTRY

With Upvc double glazed frosted window to the side, tiled flooring and extensive shelving providing excellent storage.

UTILITY ROOM 2.72m x 2.26m reducing to 1.32m (8'11" x 7'5" reducing to 4'4")

With window to the side, a part glazed frosted rear access door, pendant light fitting, space for fridge/freezer, plumbing for washing machine, space for condenser dryer, work surface with storage cupboards and power points. Access to;



STORE ROOM

With pendant light fitting and shelving providing additional storage.

DOWNSTAIRS WC 1.55m x 0.81m (5'1" x 2'8")

With frosted window to the rear, coving to ceiling, pendant light fitting, low-level WC and vinyl tile-effect flooring.



FIRST FLOOR LANDING

With Upvc double glazed window to the side, access to loft space, coving, pendant light fitting and a built in airing cupboard housing the hot water cylinder and time clock and programmer.



BEDROOM ONE (REAR) 3.94m to wardrobe x 3.38m (12'11" to wardrobe x 11'1")

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



BEDROOM TWO 3.43m + door recess x 3.00m (11'3" + door recess x 9'10")

With Upvc double glazed window to the front with inset lead pattern, coving to ceiling, pendant light fitting, panelled radiator, power points and a built-in wardrobe.



BEDROOM THREE (FRONT) 3.12m x 2.08m (10'3" x 6'10")

With Upvc double glazed window to the front, coving to ceiling, pendant light fitting, panelled radiator, power points and a built-in storage cupboard.



SHOWER ROOM 2.08m x 1.68m (6'10" x 5'6")

With Upvc double glazed frosted window to the rear, coving to ceiling, three-lamp light fitting, a modern white suite comprising low-level WC, pedestal wash hand basin and corner glazed shower cubicle with thermostatic shower and separate handheld attachment. Aqua boarding to splash areas and stylish grey wall tiling with mosaic border.



EXTERNALLY



FORE GARDEN

Bounded by concrete post and timber fencing along with mature hedge, flagged driveway providing off-road parking with lawned area and planted borders. Side access leading to;



REAR GARDEN

Enclosed by fencing and mature hedging, a flagged patio area ideal for outdoor seating, lawn section with mature shrubs and planting, apple tree, summerhouse and timber shed providing external storage.



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.



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

