

19 Arnold Grove, Bradwell, Newcastle, Staffs, ST5 8JX



Freehold Offers in excess of £169,950

Bob Gutteridge Estate Agents are delighted to bring to the market this attractively presented semi-detached home situated within the ever popular and convenient Bradwell location, providing ease of access to local shops, schools and amenities, whilst also offering excellent road links to the A34 and A500. As you would expect, this well maintained home benefits from the modern comforts of Upvc double glazing together with gas combination central heating, and in brief the accommodation comprises of entrance hall, spacious open plan lounge/dining room and a fitted kitchen. To the first floor are three generous bedrooms together with a family bathroom. Externally, the property occupies a pleasant plot with a low maintenance fore garden incorporating off road parking for two vehicles, whilst to the rear is an enclosed and expansive brick paved garden providing a peaceful and low maintenance outdoor environment ideal for relaxing and entertaining.

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

ENTRANCE HALL

With composite double glazed frosted front access door incorporating inset lead pattern, Upvc double glazed window to side, pendant light fitting, decorative dado rail, panelled radiator, stairs to first floor landing and door providing access off to;



THROUGH LOUNGE / DINING ROOM 6.91m x 3.45m reducing to 3.10m (22'8" x 11'4" reducing to 10'2")

With Upvc double glazed windows to front and rear aspects, two three lamp light fittings, feature fireplace with marble hearth and inset incorporating coal effect gas fire, decorative dado rail, two panelled radiators, BT telephone point (subject to usual transfer regulations), Virgin Media connection point (subject to usual transfer regulations) and power points.



FITTED KITCHEN 4.67m + recess x 1.80m (15'4" + recess x 5'11")

With Upvc double glazed windows to side aspects, Upvc double glazed frosted rear access door, two fluorescent tube light fittings and a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surfaces incorporate a stainless steel sink unit with chrome mixer tap above, integrated Logic washing machine, built in four ring electric ceramic hob unit with Logic oven beneath plus extractor hood above, space for integrated fridge/freezer, ceramic splashback tiling, ceramic tiled flooring, panelled radiator, power points and door to;

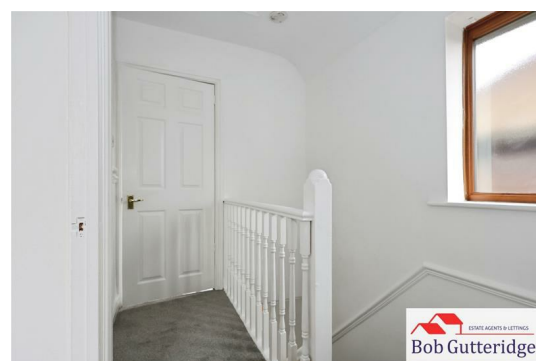


UNDERSTAIRS STORE

With Upvc double glazed window to side, housing a Baxi 600 combination boiler providing the domestic hot water and central heating systems, electricity consumer unit and meter, gas meter and ample domestic storage space.

FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, access to loft space, pendant light fitting and doors leading off to rooms including;



BEDROOM ONE (FRONT) 3.89m x 3.05m (12'9" x 10'0")

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



BEDROOM TWO (REAR) 3.33m x 3.00m (10'11" x 9'10")

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



BEDROOM THREE (FRONT) 2.49m x 1.83m (8'2" x 6'0")

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



FIRST FLOOR BATHROOM 1.96m x 1.63m (6'5" x 5'4")

With Upvc double glazed frosted window to side, enclosed light fitting, fully tiled in modern wall ceramics, a white suite comprising low level dual flush WC, pedestal sink unit with chrome mixer tap above, panelled bath unit with chrome mixer tap incorporating thermostatic direct flow shower above, ceramic tiled flooring and panelled radiator.



EXTERNALLY

FORE GARDEN

Bounded by garden block walls with a double flagged driveway providing off road parking for two vehicles, garden retaining wall with plum slate chippings providing ease of maintenance and flagged pathway leading alongside the property to;

ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing along with garden block walls. An expansive brick paved area provides ample domestic patio and sitting space together with ease of maintenance and access to a timber garden shed providing 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.



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		82 B
69-80	C		
55-68	D	58 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

