

## 230 Fearn Avenue, Bradwell, Newcastle, Staffs, ST5 8LS



**Freehold Offers in excess of £175,000**



Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully modernised and updated semi detached bungalow situated in this ever popular Bradwell location. The developers of this property have gone through it with a fine toothcomb and as such have re-wired, re-plumbed and the property now offers NEW full Upvc double glazing and combi central heating, which also offers a five year warranty. Internally in brief the accommodation comprises of NEW fitted kitchen / breakfast room, lounge / diner, NEW luxury shower room and two double bedrooms. Externally the property offers gardens to front and rear along with off road parking and a detached sectional garage. We can also confirm that this property is being sold with the added benefit of NO VENDOR CHAIN ! Viewing Advised !

### **NEW MODERN FITTED KITCHEN / BREAKFAST ROOM 4.04m x 2.72m (13'3" x 8'11")**

With Upvc double glazed circular window to front, Upvc double glazed frosted side access door with double glazed window to side, six spotlight fittings, electricity consumer unit, a range of base and wall mounted mixed soft sage and cream storage cupboards providing ample domestic cupboard and drawer space, oak effect round edge work surface with built in bowl and a half stainless steel sink unit with mixer tap above, built in four ring ceramic hob unit with extractor hood above, built in fan assisted oven, modern wood effect flooring, double panelled radiator, space for fridge/freezer, plumbing for automatic washing machine, power point, spurs for appliances and part panelled part glazed door leads off to;



### **INNER HALLWAY**

With pendant light fitting, access to loft space and doors to rooms including;

**LOUNGE / DINER 5.13m x 3.15m (16'10" x 10'4")**

With Upvc double glazed window to front, pendant light fitting, panelled radiator, power points, TV aerial connection, power points and wall mounted focal feature fireplace.



**BEDROOM ONE 3.66m x 3.18m (12'0" x 10'5")**

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



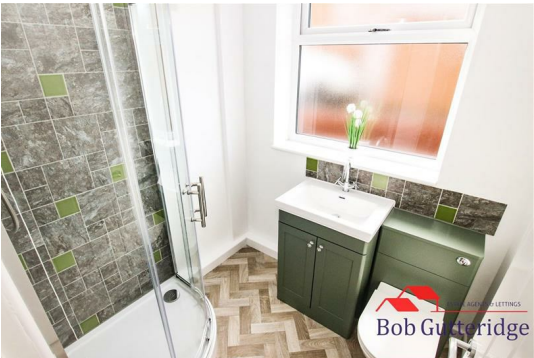
**BEDROOM TWO 2.74m x 2.64m (9'0" x 8'8")**

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



**NEW MODERN SHOWER ROOM 1.83m;1.22m x 1.73m (6;4" x 5'8")**

With Upvc double glazed frosted window to side, enclosed light fitting, extractor fan, a modern chrome towel radiator, a built in suite comprising of built in WC, vanity sink unit with chrome mixer tap above, corner glazed shower cubicle with Triton electric shower, ceramic splashback tiling and vinyl cushion flooring.



**EXTERNALLY**

**FORE GARDEN**

Bounded by garden brick/block walls, raised beds to frontage with bark shipping, a tarmac driveway allows for off road parking and access leads alongside the property to;





## REAR GARDEN

Bounded by concrete post and timber fencing, mature hedges to border, paved area providing ample patio and sitting space and a recently seeded lawn section. Access off to;



## DETACHED SECTIONAL GARAGE

With metal up and over door, glazed window to side and ample 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

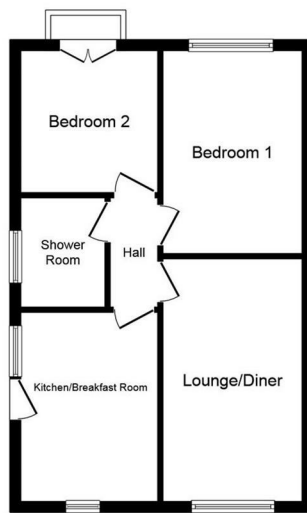
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## 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.



**Floor Plan**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		88 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	64 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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

