

2 Moorthorne Crescent, Bradwell, Newcastle, Staffs, ST5 8HT



Freehold £275,000

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented and spacious semi detached home situated on an enviable corner plot in Bradwell. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, bay fronted lounge, dining room, half brick & Upvc double glazed conservatory, modern fitted kitchen, utility room, downstairs WC and to the first floor a fully tiled bathroom can be located as well as three generous bedrooms with the master bedroom offering built in wardrobes and an en-suite shower room. This property also offers a handy usable loft space. Externally this home is set on a desirable plot which offers gardens to front, side and rear along with ample off road parking plus a detached sectional garage. This home is set in this popular Bradwell location which provides ease of access to local shops, schools and amenities as well as being well placed for the A34 & A500. Viewing Advised !

ENTRANCE HALL

With composite double-glazed frosted front access door with inset lead pattern, Upvc double-glazed frosted window to the front, pendant light fitting, battery/mains smoke alarm, BT telephone point (subject to usual transfer regulations), panelled radiator, stairs to the first-floor landing and door leading off to:



DOWNSTAIRS WC 1.91m x 0.71m (6'3" x 2'4")

With three LED spotlight fittings, extractor fan, a white suite comprising a low-level dual flush WC, corner sink unit with chrome mixer tap above, and ceramic tiled flooring.



BAY FRONTED LOUNGE 3.84m into bay x 3.33m (12'7" into bay x 10'11")

With Upvc double-glazed bay window to the front, coving to ceiling, pendant light fitting, decorative picture rail, marble fireplace with built-in living flame coal-effect gas fire, double panelled radiator, oak-effect laminate flooring and power points. Access leads off to:



DINING ROOM 3.76m x 3.33m (12'4" x 10'11")

With Upvc double-glazed double patio doors to the rear, pendant light fitting, decorative picture rail, panelled radiator, oak-effect laminate flooring and power points.



HALF BRICK BRICK & UPVC DOUBLE GLAZED CONSERVATORY
3.68m x 2.97m (12'1" x 9'9")

With Upvc double-glazed panels to sides and rear aspects, Upvc double-glazed double patio doors to side, three-lamp light fitting with fan assist, oak-effect laminate flooring, power points and TV aerial connection point.



FITTED KITCHEN 2.77m reducing to 1.78m x 3.68m reducing to 2.67m
(9'1" reducing to 5'10" x 12'1" reducing to 8'9")

With Upvc double-glazed window to rear, four LED spotlight fittings, double panelled radiator, ceramic tiled flooring, a range of base and wall-mounted high-gloss cream storage cupboards providing ample domestic cupboard and drawer space, square-edge oak block-effect work surface with built-in four-ring ceramic electric hob unit with oven/grill beneath plus extractor hood above, built-in one-and-a-half stainless-steel sink unit with chrome mixer tap above, glazed splashback, integrated dishwasher, integrated fridge/freezer, power points and access to:



REAR LOBBY AREA

With composite double-glazed frosted side access door, enclosed light fitting, ceramic tiled flooring and access to:

UTILITY ROOM 1.32m x 0.84m (4'4" x 2'9")

With Upvc double-glazed frosted window to side, enclosed light fitting, plumbing for automatic washing machine, space for stacked condenser dryer, ceramic tiled flooring, power points and access to a recess under the staircase providing ample domestic storage space.



FIRST FLOOR LANDING

With Upvc double-glazed frosted window to side, battery/mains smoke alarm, pendant light fitting and doors leading off to rooms including:

BEDROOM ONE (FRONT) 3.91m into bay x 3.33m (12'10" into bay x 10'11")

With Upvc double-glazed bay window to front, pendant light fitting, panelled radiator, power points, built-in double wardrobes providing ample domestic hanging and storage space, TV aerial socket and door leading off to:



EN-SUITE SHOWER ROOM 1.63m x 1.22m (5'4" x 4'0")

With Upvc double-glazed frosted window to front, fully tiled in modern grey wall ceramics, a white suite comprising low-level dual flush WC, vanity sink unit with chrome mixer tap above, walk-in double shower enclosure with thermostatic direct flow shower and LVT flooring.



BEDROOM TWO (REAR) 3.35m x 2.82m (11'0" x 9'3")

With Upvc double-glazed window to rear, pendant light fitting, decorative picture rail, TV aerial connection point, panelled radiator, power points and sliding wardrobe door a reveal built-in wardrobes providing ample domestic hanging and storage space.



BEDROOM THREE (REAR) 2.79m x 2.72m (9'2" x 8'11")

With Upvc double-glazed window to rear, pendant light fitting, panelled radiator, Virgin Media connection point (subject to usual transfer regulations), TV aerial point, power points and door to built-in boiler cupboard housing a Vaillant gas combination boiler providing domestic hot water and central heating system.



FIRST FLOOR FULLY TILED BATHROOM 1.63m x 1.63m (5'4" x 5'4")

With Upvc double-glazed frosted window to front, four spotlight fittings, extractor fan, fully tiled in modern grey wall ceramics, a white suite comprising of built-in dual flush WC, vanity sink unit with monobloc chrome mixer tap above, panel bath unit with thermostatic direct flow shower plus separate hair attachment, slate-effect flooring and modern double vertical radiator.



USABLE LOFT SPACE 4.47m x 3.94m (14'8" x 12'11")

With two double-glazed skylights to rear, panelled radiator, power points, TV aerial connection point and access to eaves providing ample domestic storage space.



EXTERNALLY



FORE GARDEN

Bounded by mature hedges to borders, a lawn section with a wealth of mature shrubs, plum slate chipping and brick paved pathways.



SIDE GARDEN

Bounded by concrete post and timber fencing, a sliding metal gate provides vehicular access to the side of the property, a brick paved and gravelled driveway provides ample off road parking for several vehicles. Access leads off to;



REAR GARDEN

With concrete post and timber fencing to borders along with mature hedges to borders, a paved area provides ample patio and sitting space, external cold water tap, lawn section, mature shrubs to border and a feature garden pond.



DETACHED SECTIONAL GARAGE

With up and over door along with ample domestic external storage space.

COUNCIL TAX

Band 'C' amount payable to Newcastle under Lyme Borough Council.

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We have access to a financial adviser that specialises in residential mortgages and has access to a host or 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

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ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

