

175 Bradwell Lane, Bradwell, Newcastle, Staffs, ST5 8JB



Freehold £164,950

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and well-presented semi-detached home, situated on a generous plot which provides ample off-road parking for several vehicles. The property is also ideally positioned for access to the A34 and A500, whilst being conveniently located for local shops, schools and a wide range of amenities. As you would expect, this lovely home offers the modern-day comforts of Upvc double glazing together with gas combination central heating, and in brief the accommodation comprises entrance hall, "L"-shaped through lounge/dining room, fitted kitchen, useful utility room and downstairs WC. To the first floor are two good-sized double bedrooms, along with a first-floor shower room. Externally, the property benefits from a hard-scaped foregarden providing excellent off-road parking, whilst to the rear is a desirable enclosed garden, which also includes a timber garden shed providing useful external storage.

Offering well-proportioned accommodation, generous parking and a convenient location, this delightful home is sure to appeal to a variety of buyers.

Viewing of this delightful home is considered ESSENTIAL!

ENTRANCE HALL

With Upvc double-glazed frosted front access door, two Upvc double-glazed windows to side with inset Georgian pattern, coving to ceiling, pendant light fitting, wall-mounted thermostat, double panelled radiator, mains stop water tap, electricity consumer unit and meter, power points, and part-panelled, part-frosted glazed door provides access off to:



THROUGH LOUNGE / DINING ROOM 5.89m x 3.38m reducing in dining area to 2.46m (19'4" x 11'1" reducing in dining area to 8'1")
With Upvc double-glazed windows to front with inset Georgian pattern, coving to ceiling, two three-lamp light fittings, modern style radiator, wall-mounted electric fire, vertical modern double radiator, power points, TV aerial connection point, and part-panelled, part-frosted glazed door provides access off to:



FITTED KITCHEN 2.79m x 2.72m (9'2" x 8'11")

With Upvc double-glazed window to rear with inset Georgian pattern, four-lamp light fitting, a range of base and wall-mounted soft grey storage cupboards providing ample domestic cupboard and drawer space, square-edge work surface in marble effect with matching upstands, built-in stainless steel sink unit with chrome mixer tap above, space for freestanding gas cooker, modern grey laminate flooring, space for fridge/freezer, double panelled radiator, power points, and access leads off to:



UTILITY ROOM 4.09m x 1.70m (13'5" x 5'7")

With Upvc double-glazed frosted doors to front and rear aspects, Upvc double-glazed window to side with inset Georgian pattern, Main Eco combination boiler providing the domestic hot water and central heating systems, plumbing for automatic washing machine, space for condenser dryer, gas meter, wall-mounted soft cream storage cupboard providing ample domestic cupboard and drawer space, modern double radiator, power point, and access to:



DOWNSTAIRS WC 0.97mx 0.89m (3'2"x 2'11")

With coving to ceiling, pendant light fitting, white low-level WC, and modern grey laminate flooring.



FIRST FLOOR LANDING

With Upvc double-glazed window to side with inset Georgian pattern, coving to ceiling, pendant light fitting, access to loft space, and doors leading off to rooms including:



BEDROOM ONE (REAR) 4.37m maximum x 2.82m (14'4" maximum x 9'3")

With two Upvc double-glazed windows to front aspect with inset Georgian pattern, coving to ceiling, pendant light fitting, double panelled radiator, power points, and door to built-in wardrobe providing ample domestic shelving and storage space.



BEDROOM TWO (REAR) 2.95m x 3.10m (9'8" x 10'2")

With Upvc double-glazed windows to rear with inset Georgian pattern, coving to ceiling, pendant light fitting, double panelled radiator, and power points.



FIRST FLOOR SHOWER ROOM 2.34m x 1.65m (7'8" x 5'5")

With Upvc double-glazed frosted window to rear with inset Georgian pattern, four LED spotlight fittings, extractor fan, fully tiled in modern wall ceramics with decorative mosaic border tile, a white suite comprising low-level dual flush WC, vanity sink unit with mixer tap above, walk-in shower enclosure with thermostatic direct flow shower and separate hair attachment, aqua boarding to splashbacks, modern grey laminate flooring, and vertical towel radiator.



EXTERNALLY

FORE GARDEN

Bounded by concrete posts and timber fencing, with an expansive concrete-imprinted foregarden providing ample off-road parking for several vehicles. Access leads alongside the property, providing access off to:



ENCLOSED REAR GARDEN

Bounded by mature hedges to borders, along with concrete posts and timber fencing. An expansive concrete-paved area provides ample patio and sitting space, together with additional off-road parking, paved pathways, lawn section, and a garden timber shed providing ample domestic external storage space.



COUNCIL TAX

Band 'A' amount payable to Newcastle-under-Lyme Borough Council/City of Stoke-on-Trent 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.

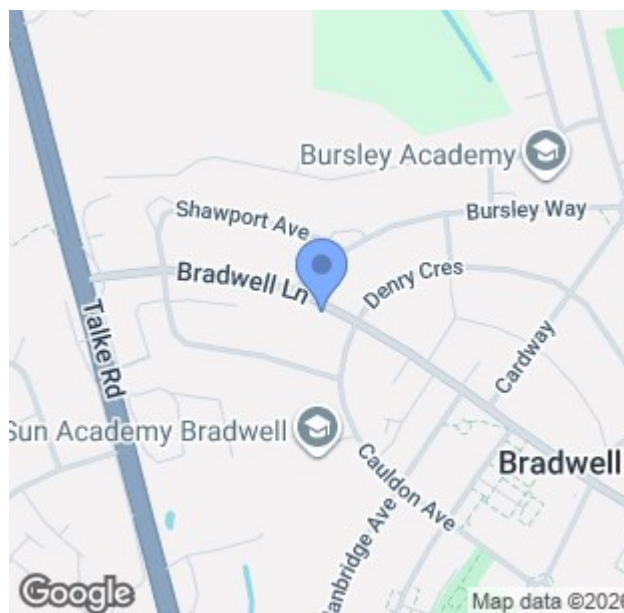
VIEWING

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

Bob Gutteridge
ESTATE AGENTS & LETTINGS



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HOURS OF OPENING

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

