

159 Fearn Avenue, Bradwell, Newcastle, Staffordshire, ST5 8LP



Freehold £169,950

Bob Gutteridge Estate Agents are delighted to bring to the market this smartly presented extended semi detached home situated in this ever popular Bradwell location. This home is set on a pleasant sized plot with ample off road parking along with gardens to front and rear. As you would expect this home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises entrance lobby, lounge, ground floor bathroom, fitted kitchen/dining room and to the first floor are two generous sized bedrooms along with access to a usable loft space. The location is perfect for access to the popular Bursley Academy as well as providing good road links to the A34 & A500. Viewing Advised !

ENTRANCE LOBBY

With Upvc double glazed frosted access door, pendant light fitting, stairs to first floor landing and access to;

LOUNGE 4.22m x 3.81m (13'10" x 12'6")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, TV aerial connection, power points and access to rooms including;



INNER HALLWAY

With Upvc double glazed window to side, light fitting, Baxi combination boiler providing the domestic hot water and central heating systems, ceramic tiled flooring and door to;

GROUND FLOOR BATHROOM 2.36m x 1.68m (7'9" x 5'6")

With Upvc double glazed frosted window to side, fully tiled in travertine effect wall ceramics, ceramic tiled flooring, panelled radiator and a white suite comprising of low level w.c., pedestal sink unit with mixer tap above, panelled bath unit with mixer tap plus thermostatic shower above and glazed shower screen.



FITTED KITCHEN / DINING ROOM 4.78m x 3.12m (15'8" x 10'3")

With Upvc double glazed window to rear, Upvc double glazed frosted side access door, two light fittings, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in four ring brushed stainless steel electric hob unit with oven beneath plus extractor hood above, plumbing for automatic washing machine, ceramic splashback tiling, ceramic tiled flooring, power points and two panelled radiators.



FIRST FLOOR LANDING

With Upvc double glazed window to side, pendant light fitting and doors to rooms including;

BEDROOM ONE (FRONT) 3.81m x 3.53m + recess (12'6" x 11'7" + recess)

With two Upvc double glazed windows to front, pendant light fitting, panelled radiator, power points, TV aerial connection and door to built in store.



BEDROOM TWO (FORMELY TWO BEDROOMS) 4.75m x 2.54m to wardrobes (15'7" x 8'4" to wardrobes)

With two Upvc double glazed windows to rear, two pendant light fitting, two panelled radiators, power points and built in wardrobes providing ample domestic hanging space and storage space etc..



USABLE LOFT SPACE 4.75m x 2.54m maximum (15'7" x 8'4" maximum)

With Upvc double glazed window to side, double glazed skylight, pendant light fitting, panelled radiator, stripped pine floorboarding and power points.



EXTERNALLY



FORE GARDEN

With a double tarmac driveway to the frontage providing ample off road parking for three or so vehicles and double metal gates provide access alongside the property to;

REAR GARDEN

Bounded by garden brick walls along with concrete post and timber fencing, concrete driveway providing off road parking, lawn section with mature shrubs, garden greenhouse and access to;



DETACHED SECTIONAL GARAGE

With metal up and over door, timber side access door 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 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

