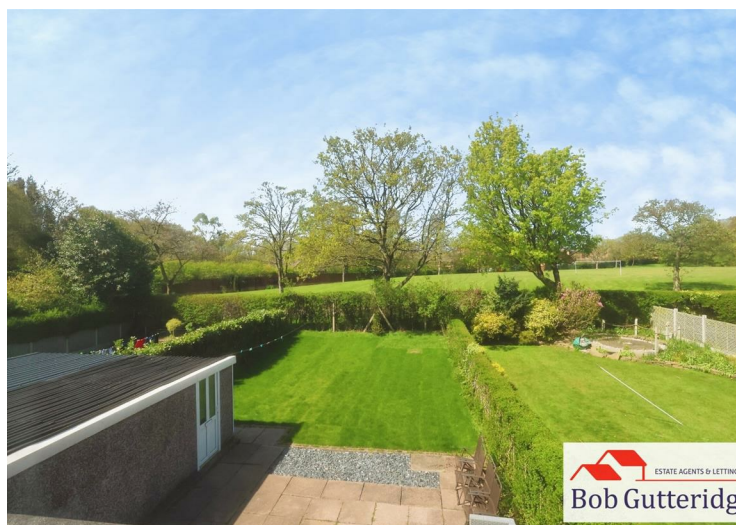
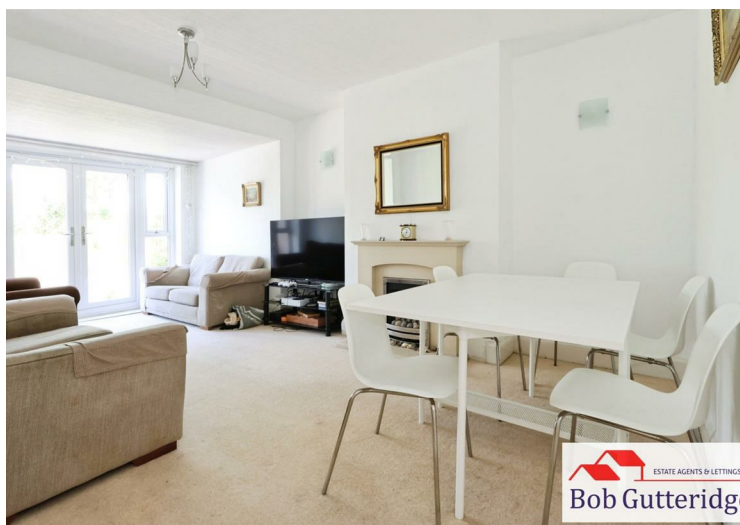


## 55 Hanbridge Avenue, Bradwell, Newcastle, Staffs, ST5 8HU



**Freehold Price £215,000**

Bob Gutteridge Estate Agents are delighted to present this desirable traditional semi-detached home, situated in the ever-popular and convenient location of Bradwell. The property is ideally placed for access to local shops, schools, and amenities, whilst also offering excellent road links to the A34 and A500. The home benefits from modern-day comforts including uPVC double glazing and gas combination central heating. The well-proportioned accommodation briefly comprises: entrance hall, bay-fronted sitting room, extended lounge, and a fitted kitchen. To the first floor, there are three bedrooms along with a family bathroom. Externally, the property occupies a generous and desirable plot, with gardens to both the front and rear, off-road parking, and the added benefit of a detached sectional garage.

Viewing of this home is highly recommended.

### ENTRANCE HALL

With Upvc double glazed frosted front access door featuring inset lead pattern, Upvc double glazed panels to side, pendant light fitting, decorative picture rail, beechwood effect laminate flooring, panelled radiator, stairs to first floor landing, two power points, and access leading off to;



### BAY FRONTED SITTING ROOM 3.35m x 3.18m + bay (11'0" x 10'5" + bay)

With Upvc double glazed half bay window to front, pendant light fitting, two wall light fittings, beechwood effect laminate flooring, panelled radiator, and power points.



### EXTENDED LOUNGE / FAMILY ROOM 5.89m x 3.35m reducing to 2.87m (19'4" x 11'0" reducing to 9'5")

With Upvc double glazed patio doors to rear with Upvc panels to sides, pendant light fitting, two wall light fittings, feature fireplace with inset living flame coal effect gas fire, TV aerial connection point, panelled radiator, and power points.



## FITTED KITCHEN 4.70m x 2.13m + bay (15'5" x 7'0" + bay )

With Upvc double glazed windows to side and rear aspects, Upvc double glazed side access door, two three lamp light fittings, a range of base and wall mounted high gloss white storage cupboards providing ample cupboard and drawer space, round edge work surfaces incorporate a stainless steel sink unit with mixer tap, built-in four ring stainless steel gas hob with oven beneath plus extractor hood above, plumbing for automatic washing machine, space for condenser dryer, integrated dishwasher, integrated fridge/freezer, ceramic splashback tiling, vinyl cushion flooring, power points, and door providing access to;

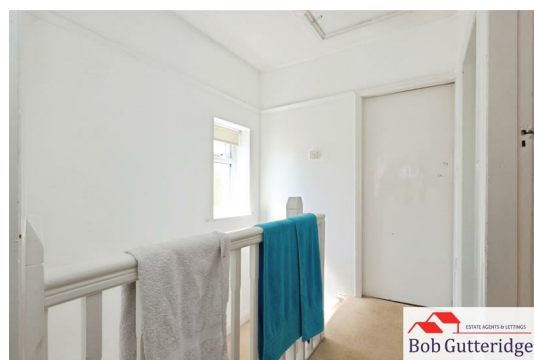


## UNDER STAIRS STORE

With Upvc double glazed window to side, ample shelving and storage space, and housing gas meter.

## FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, access to loft space, decorative picture rail, Honeywell thermostat, and doors leading off to rooms including;



**BEDROOM ONE (FRONT) 4.52m into bay x 3.35m (14'10" into bay x 11'0")**

With Upvc double glazed half bay window to front, three lamp light fitting, double panelled radiator, cherry wood effect laminate flooring, and power points.



**BEDROOM TWO (REAR) 3.40m x 3.35m (11'2" x 11'0")**

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



**BEDROOM THREE (FRONT) 2.39m x 1.96m (7'10" x 6'5")**

With Upvc double glazed window to front, three lamp light fitting, panelled radiator, laminate flooring, and power points.



## FIRST FLOOR BATHROOM 2.21m x 1.93m (7'3" x 6'4")

With Upvc double glazed window to rear, enclosed light fitting, fully tiled walls in modern ceramics, a white suite comprising low level WC, pedestal sink unit with chrome mixer tap, panelled bath with chrome mixer tap and thermostatic shower above, panelled radiator, vinyl cushion flooring, door to built-in storage cupboard housing a Glow-worm gas combination boiler providing the domestic hot water and central heating systems.



## EXTERNALLY



## FORE GARDEN

Bounded by garden brick walls along with timber post and timber fencing, plus mature hedges to borders. A brick paved driveway providing ample off road parking for several vehicles, with stone chippings for ease of maintenance and established shrubs and plants. Access leads alongside the property to;



**ENCLOSED REAR GARDEN**

Bounded by mature hedges and laurels, featuring a flagged patio area providing ample space for seating and entertaining, plum slate chippings for ease of maintenance, lawn section, and access leading to;



## **DETACHED SECTIONAL GARAGE**

With up and over door, Upvc double glazed frosted window to side, power supply connected, and ample external storage space.

## **COUNCIL TAX**

Band 'C' 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.

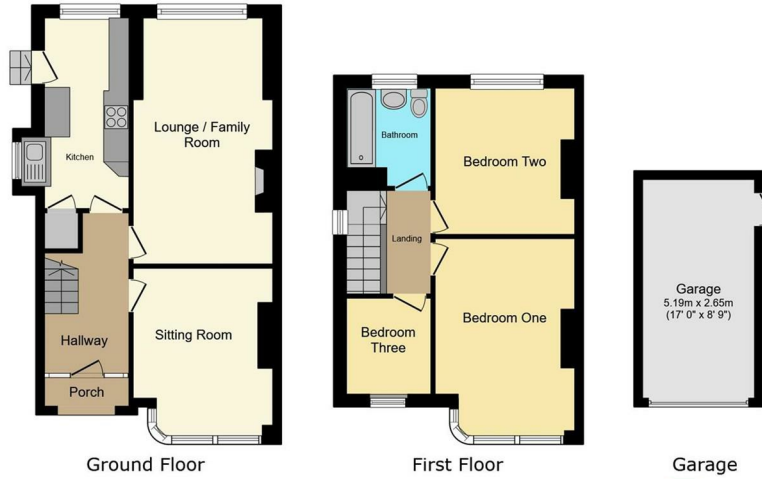
## **SERVICES**

Main services of gas, electricity, water and drainage are connected.

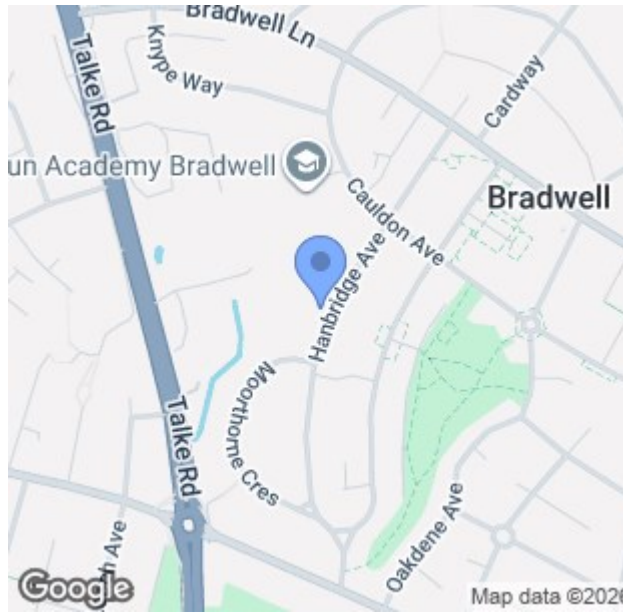
## **VIEWING**

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

55, Hanbridge Avenue, Newcastle, Bradwell Staffs, ST5 8HU, GB



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		85 B
69-80	C		
55-68	D	68 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

