

68 Fearn Avenue, Bradwell, Newcastle, Staffs, ST5 8LX



Freehold £210,000

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented and extended semi-detached bungalow located in the highly sought-after residential area of Bradwell. This well-maintained home enjoys a pleasant rear outlook backing onto a paddock and open countryside, offering a peaceful setting whilst remaining conveniently close to local amenities, shops, schools and transport links. The property is ideally positioned for excellent commuter access to the A34, A500 and M6, making it perfect for buyers looking for convenient travel links to Newcastle-under-Lyme, Stoke-on-Trent and surrounding areas. This move-in ready bungalow benefits from modern Upvc double glazing and gas combination central heating throughout. The spacious and well-proportioned accommodation briefly comprises entrance hall, bay-fronted lounge, extended fitted kitchen/dining room ideal for modern living and entertaining, two well-sized bedrooms and a contemporary shower room. Externally, the property occupies a generous plot with attractive front and rear gardens, providing excellent outdoor space for relaxation or gardening enthusiasts. A large driveway provides ample off-road parking for multiple vehicles and leads to a brick-built garage, offering additional storage or workshop potential. This desirable bungalow in a popular residential location would suit a variety of buyers including downsizers, first-time buyers or those seeking single-storey living. Properties in this quiet and well-regarded area rarely stay on the market for long, therefore early viewing is strongly recommended to avoid disappointment.

ENTRANCE HALL

With Upvc double glazed frosted side access door incorporating inset lead pattern and stained glass panel with frosted double glazed side panel, coving to ceiling, smoke alarm, three lamp light fitting, access to loft space, panelled radiator and doors leading off to rooms including;



BAY FRONTED LOUNGE 4.88m into bay x 3.02m (16'0" into bay x 9'11")

With Upvc double glazed bay window to front elevation, coving to ceiling, double panelled radiator, pendant light fitting, two wall light fittings, feature fire surround with built in modern coal effect electric fire, Sky connection points (subject to usual transfer regulations) and power points.



FITTED KITCHEN / DINING ROOM 4.60m x 2.72m (15'1" x 8'11")

With Upvc double glazed windows to two side and rear elevations and Upvc double glazed frosted side access door incorporating inset lead pattern and stained glass panel with frosted glazed side panel. A range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surfaces in wood block effect, built in four ring ceramic electric hob with extractor hood above, built in Kenwood fan assisted oven with grill above, built in one and a half stainless steel sink unit with mixer tap above, plumbing for automatic washing machine, ceramic tiled flooring, space for fridge/freezer, modern vertical radiator, two three-lamp light fittings and power points.



BEDROOM ONE (REAR) 3.63m x 3.00m (11'11" x 9'10")

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



BEDROOM TWO (FRONT) 2.72m x 2.44m (8'11" x 8'0")

With Upvc double glazed feature window to front elevation and Upvc double glazed window to side elevation, pendant light fitting, panelled radiator and power points.



MODERN SHOWER ROOM 1.75m x 1.65m (5'9" x 5'5")

With Upvc double glazed frosted window to side elevation, enclosed light fitting and a modern white suite comprising low level dual flush WC, vanity sink unit with chrome mixer tap above and walk in double shower enclosure with thermostatic direct flow shower. Aqua boarding to splashback areas along with ceramic wall tiling incorporating decorative border tile, vinyl cushion flooring and modern chrome towel radiator.



EXTERNALLY



FORE GARDEN

Bounded by garden block/brick walls along with concrete post and timber fencing, a gravelled fore garden provides ease of maintenance and access to;

GENEROUS SIZED DRIVEWAY

An enviable stone chipped driveway which provides ample off road parking for several vehicles along with access to;



ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, paved area provides patio and sitting space, lawn section and a further stone chipped area provides further patio space backing on a paddock to the rear. Access to;



DETACHED BRICK GARAGE 5.87m x 3.48m (19'3" x 11'5")

With electronic roller access door, Upvc double glazed window to side, composite double glazed side access door, LED lighting, power points, ample external storage space and electricity consumer unit.

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 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



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

