

5 Chell Grove, Bradwell, Newcastle, Staffs, ST5 8HY



Freehold Offers in excess of £149,950

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional semi detached home situated on an opening corner plot which offers ease of maintenance gardens to both front and rear along with off road parking and a detached garage. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, through lounge, fitted kitchen/diner, rear lobby with store and to the first floor are two generous sized bedrooms along with a first floor bathroom. The location of this home is ideal for access to local shops, schools and amenities as well as offering good road links to the A34 & A500. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern and stained glass, pendant light fitting, artex to walls and ceiling, smoke alarm, BT telephone point (Subject to usual transfer regulations), stairs to first floor landing and doors to rooms including;



THROUGH LOUNGE 4.85m x 3.15m (15'11" x 10'4")

With Upvc double glazed bow window to front with inset lead pattern and stained glass to skylights, Upvc double glazed window to rear, coving, artex to ceiling, two three lamp light fittings, two panelled radiators, dado rail, stone fireplace with marble hearth plus electric coal effect fire, TV aerial lead and power points.



FITTED KITCHEN / DINER 2.84m x 3.76m reducing to 2.72m (9'4" x 12'4" reducing to 8'11")

With Upvc double glazed window to rear, artex to ceiling, three lamp light fitting, a range of base and wall mounted solid wood storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in stainless steel sink unit with mixer tap above, space for freestanding gas cooker, extractor hood, plumbing for automatic washing machine, panelled radiator, ceramic wall tiling, built in boiler cupboard housing a Main Eco gas combination central heating boiler providing the domestic hot water and central heating systems, vinyl tile effect flooring, power points, door to understairs store plus access off to;



REAR LOBBY AREA

With Upvc double glazed frosted window to front, light fitting, electricity meter, vinyl cushion flooring and door to a built in store with gas meter and ample domestic storage space.

FIRST FLOOR LANDING

With Upvc double glazed window to rear, pendant light fitting, access to loft space, smoke alarm and doors to rooms including;

BEDROOM ONE (FRONT) 3.78m reducing to 2.79m x 3.07m (12'5" reducing to 9'2" x 10'1")

With Upvc double glazed window to front, artex to ceiling, coving, pendant light fitting, TV aerial connection and power points.



BEDROOM TWO (CURRENT SPLIT INTO TWO ROOMS) 4.85m x 3.18m (15'11" x 10'5")

With Upvc double glazed windows to front and rear aspects, artex to ceiling, coving, two pendant light fittings, BT telephone point (Subject to usual transfer regulations), panelled radiator and power points.



FIRST FLOOR BATHROOM 2.08m x 1.70m (6'10" x 5'7")

With Upvc double glazed frosted window to rear, enclosed light fitting, fully tiled in high glazed wall ceramics, a shell suite comprising of low level WC, pedestal sink unit, panelled bath unit with Triton electric shower above, panelled radiator and vinyl cushion flooring.



EXTERNALLY

FORE GARDEN

Bounded by concrete post and timber fencing, a metal gate provides pedestrian access to the front of the property limestone chipping providing ease of maintenance, paved pathways and a metal gate provides access off to;



ENCLOSED REAR GARDEN

Bounded by garden brick walls along with concrete post and timber fencing, two paved areas provide patio and sitting space, two lawn sections with shrubs to borders and metal gate provides access to a brick paved area providing off road parking.



DETACHED SECTIONAL GARAGE 6.05m x 3.07m (19'10" x 10'1")

With metal up and over door, multi-glazed window to side, side access door and power supply connected.



COUNCIL TAX

Band 'A' 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.



Ground Floor



First Floor

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		
69-80	C		75 C
55-68	D	63 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

