

137 Seabridge Lane, Seabridge, Newcastle, Staffs, ST5 4AW



Freehold Offers in excess of £240,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable semi detached home situated in this ever popular and convenient Seabridge location which provides ease of access to local shops, schools and amenities as well as offering good access roads to the M6 & A500. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, lounge, open plan fitted kitchen/diner, conservatory and to the first floor are three generous bedrooms along with a fully tiled luxury first floor bathroom. Externally the property offers gardens to front and rear along with off road parking and a double length garage. Viewing Of This Wonderful Home Is Considered Essential !

ENTRANCE HALL

With double glazed composite front access door with double glazed panels to sides, pendant light fitting, panelled radiator, smoke alarm, stairs to first floor landing and door leads off to;



LOUNGE 4.14m x 3.61m (13'7" x 11'10")

With Upvc double glazed bow window to front, coving to ceiling, pendant light fitting, panelled radiator, feature marble fireplace with inset electric fire with two spotlights above, power points and archway leads off to;



FITTED KITCHEN / DINING ROOM 6.02m x 2.64m (19'9" X 8'8")

With Upvc double glazed window to rear, Upvc double glazed patio doors to rear, six spotlight fitting, pendant light fitting, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, wood effect work surface with built in resin sink unit with chrome mixer tap above, built in Neff four ring gas hob unit with electric fan oven beneath plus extractor hood above, ceramic splashback tiling, integrated dishwasher, built in breakfast bar, double panelled radiator, power points, timber door to garage and access leads off to;



HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 2.82m x 2.49m (9'3" x 8'2")

With Upvc double glazed windows to sides and rear, Upvc double glazed French doors to side, single panelled radiator, vinyl cushion flooring.



FIRST FLOOR LANDING

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



BEDROOM ONE (FRONT) 4.14m x 2.87m (13'7" x 9'5")

With Upvc double glazed window to front, artex to ceiling, pendant light fitting, panelled radiator and power points.



BEDROOM TWO (REAR) 3.40m x 2.87m (11'2" x 9'5")

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



BEDROOM THREE (FRONT) 3.40m x 2.49m (11'2" x 8'2")

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



FIRST FLOOR BATHROOM

With Upvc double glazed frosted window to rear, fully tiled in feature grey wall ceramics, ceramic tiled flooring, a white built in suite comprising of duel flush WC, vanity sink unit with mixer tap above, panelled bath unit with thermostatic shower above, towel radiator, LED feature lighting and Bluetooth speaker.



EXTERNALLY

FORE GARDEN

Bounded by mature hedges to borders, a paved driveway provides off road parking for two vehicles and a lawn section with shrubs to borders.



REAR GARDEN

Bounded by concrete post and timber fencing, a paved patio area provides ample sitting and patio space, external light fitting, garden walls with metal work and a metal gate leads to a lawned area.



DOUBLE LENGTH GARAGE 9.60m x 3.18m (31'6" x 10'5")

With up and over door to frontage, Upvc double glazed windows to rear and side, Upvc double glazed side access door, power supply connected with fluorescent tube light fittings, plumbing for automatic washing machine, space for condenser dryer and power points,



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.

137, Seabridge Lane, Newcastle, ST5 4AW, 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

 **Bob Gutteridge**
ESTATE AGENTS & LETTINGS



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



 **Bob Gutteridge**
ESTATE AGENTS & LETTINGS