

## 4 Chell Grove, Newcastle, ST5 8HY



**Freehold £165,000**

Bob Gutteridge Estate Agents are pleased to welcome to the market this desirable semi detached home situated in a cul de sac position in Bradwell which provides ease of access to local shops, schools and amenities as well as being well placed for access to the A34 & A500. 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 lobby, through lounge/dining room, fitted kitchen/breakfast room and to the first floor are two bedrooms along with a luxury first floor shower room. Externally the property offers gardens to front and rear along with off road parking and a detached sectional garage. We can also confirm that this home is being sold with the added benefit of **NO VENDOR CHAIN** !

### ENTRANCE LOBBY

With Upvc double glazed front access door with inset lead pattern and stained glass, double glazed panels to sides plus skylights, stairs to first floor landing and access leads off to;



### THROUGH LOUNGE 4.85m x 3.18m (15'11" x 10'5")

With Upvc double glazed bay window to front, Upvc double glazed window to rear, two six lamp spotlight fittings, coving to ceiling, double panelled radiator, wood laminate flooring, power points, TV aerial connection point, and Virgin Media internet connection points (subject to usual transfer regulations).





**FITTED KITCHEN / DINING ROOM 4.83m x 3.73m with additional  
recesses (15'10" x 12'3" with additional recesses)**

With Upvc double glazed frosted side access door, Upvc double glazed windows to front and rear aspects, two six lamp spotlight fittings, double panelled radiator, single panelled radiator, a range of base and wall mounted white storage cupboards providing ample domestic cupboard and drawer space, a round edge work surface with fitted ceramic sink unit with stainless steel mixer tap above, built-in Beko electric oven with four ring gas hob above, space for fridge/freezer, plumbing for automatic washing machine, space for condenser dryer, power points, a Vaillant combination gas boiler providing the domestic hot water and central heating systems, gas meter, built-in storage cupboard housing electricity meter plus electricity consumer unit and marble effect ceramic tiled flooring.



**FIRST FLOOR LANDING 1.52m x 1.57m (5'0" x 5'2")**

With Upvc double glazed frosted window to rear, three spotlight fittings, loft access, mains smoke alarm, power points and doors leading off to;



**BEDROOM ONE 3.18m x 4.85m maximum (10'5" x 15'11" maximum)**

With Upvc double glazed windows to front and rear aspects, six lamp spotlight fitting, single panelled radiator, power points and TV aerial connection points.



**BEDROOM TWO 3.05m x 3.78m maximum (10'0" x 12'5" maximum)**

With Upvc double glazed window to front, six lamp spotlight fitting, single panelled radiator and power points.



**LUXURY FIRST FLOOR SHOWER ROOM 2.08m x 1.70m maximum (6'10" x 5'7" maximum)**

With Upvc double glazed frosted window to rear, four spotlight fittings, vertical chrome towel radiator, a white suite comprising low-level dual flush WC, vanity sink unit with mixer tap above, corner glazed shower cubicle with thermostatic direct flow shower, half tiled in marble effect ceramic tiling with matching ceramic tiled flooring.



**EXTERNALLY**





**FORE GARDEN**

With garden brick walls along with mature hedges to border and concrete post and timber fencing, a limestone frontage provides ease of maintenance, paved pathways and access leads alongside the property to;



**ENCLOSED REAR GARDEN**

Bounded by garden brick/block walls, lawn section, paved area providing patio and sitting space plus paved pathways. Access leads to;



### **DETACHED SECTIONAL GARAGE**

With Upvc double glazed sliding patio door to side, Upvc double glazed side access door, up and over door and ample external storage space.

### **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             |         | 84   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 65   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 |

