

61 Oldcastle Avenue, Bradwell, Newcastle, Staffordshire, ST5 8HG



Freehold £175,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious town house situated in this ever popular and convenient Bradwell location which provides ease of access to local shops, schools and amenities as well as providing good road links to the A34 & A500. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combination central heating and in brief the accommodation comprises of entrance hall, spacious lounge, modern open plan fitted kitchen/diner, insulated conservatory, utility room, downstairs WC and to the first floor are three generous sized bedrooms along with a first floor bathroom and separate shower room. Externally the property offers a fore court and enclosed rear garden. Viewing of This Home Is A Must !

ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern and stained glass, pendant light fitting, half paneling to walls, double panelled radiator, modern grey laminate flooring, BT telephone point (Subject to usual transfer regulations), power points, stairs to first floor landing built in electricity meter cupboard with consumer unit plus meter, built in cloaks providing ample domestic hanging space and storage space and access leads off to;



LOUNGE 4.42m x 3.33m (14'6" x 10'11")



OPEN PLAN FITTED KITCHEN / DINING ROOM 5.46m x 2.74m (17'11" x 9'0")

With Upvc double glazed window to rear, Upvc double glazed double French doors to rear, coving to ceiling, eight spotlight fittings, a range of base and wall mounted grey storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with chrome mixer tap above, space for range cooker, ceramic splashback tiling, ceramic floor tiling, half paneling to walls, space for fridge/freezer, main stop water tap, plumbing for dishwasher and door to;



BUILT IN PANTRY

With frosted glazed window to side and ample domestic shelving space and storage space.

UPVC DOUBLE GLAZED CONSERVATORY 2.82m x 3.18m (9'3" x 10'5")

With double glazed skylight, insulated roof, Upvc double glazed panels to sides and rear aspects, Upvc double glazed French doors to rear, vinyl cushion flooring in modern grey effect, two pendant light fittings and power points.



UTILITY ROOM 3.00m x 2.31m (9'10" x 7'7")

With double glazed skylight, Upvc double glazed panels to sides and rear aspects, Upvc double glazed French doors to rear, vinyl cushion flooring in modern grey effect, two pendant light fittings and power points.

DOWNSTAIRS WC 1.35m x 0.81m (4'5" x 2'8")

With frosted glazed window to side, pendant light fitting, a white low level WC, ceramic tiled flooring and stop water tap.

FIRST FLOOR LANDING

With access to loft space, pendant light fitting, door to built in storage cupboard providing ample domestic shelving space and storage space.

Doors lead off to rooms including;



BEDROOM ONE (REAR) 4.04m to wardrobe frontage x 3.30m (13'3" to wardrobe frontage x 10'10")

With Upvc double glazed window to rear, pendant light fitting, decorative picture rail, panelled radiator, power points, built in wardrobe providing ample domestic hanging space and storage space.



BEDROOM TWO (FRONT) 3.02m x 3.07m (9'11" x 10'1")

With Upvc double glazed window to front, two pendant light fittings, decorative picture rail, double panelled radiator, wood effect laminate flooring, power points and built in wardrobe providing ample domestic hanging and storage space.



BEDROOM THREE (FRONT) 4.45m x 2.31m (14'7" x 7'7")

With Upvc double glazed window to front, pendant light fitting, picture rail, panelled radiator, power points, built in wardrobe providing ample domestic hanging space and storage space.



FIRST FLOOR BATHROOM 2.01m x 1.70m (6'7" x 5'7")

With Upvc double glazed frosted window to rear, three lamp light fitting, fully tiled in modern travertine effect wall ceramics, a white suite comprising of low level dual flush WC, pedestal sink unit with monobloc chrome mixer tap above, panel bath unit with monobloc chrome mixer tap with separate hair attachment, vinyl cushion flooring and panelled radiator.



SHOWER ROOM 1.60m x 0.86m (5'3" x 2'10")

With two spotlight fittings, fully tiled in travertine effect wall ceramics, a walk in shower enclosure with monobloc chrome thermostatic direct flow shower, vinyl cushion flooring and chrome towel radiator.



EXTERNALLY



FORE COURT

ENCLOSED REAR GARDEN



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

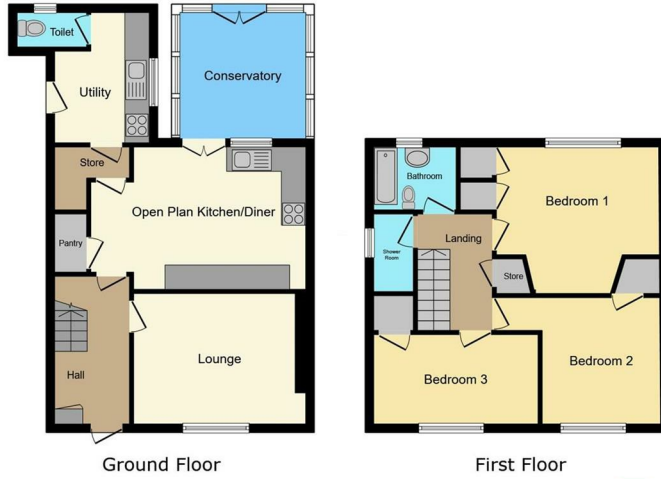
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

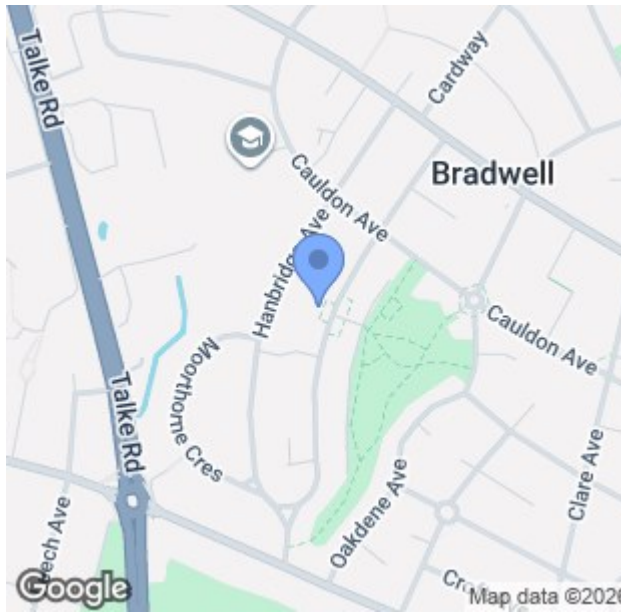
Main services of gas, electricity, water and drainage are connected.

VIEWING

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



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 | | 82 B |
| 69-80 | 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

