

## 7 Duncalf Grove, Bradwell, Newcastle-under-Lyme, Staffordshire, ST5 8JY



**Freehold £200,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this double story extended semi detached home situated in this popular and convenient cul de sac in Bradwell which provides ease of access to local shops, schools and amenities as well as offering 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 combi central heating and in brief the accommodation comprises of entrance hall, open plan fitted kitchen/lounge/dining room and to the first floor are four bedrooms along with a four piece bathroom. Externally the property allows for off road parking to the front of the property and to the rear a desirable sized garden. Viewing Advised !

#### ENTRANCE HALL 1.45m x 2.51m (4'9" x 8'3")

With Upvc double glazed frosted front access door, two-lamp spotlight fitting, single panelled radiator, power points, stairs to first floor and door leading off to;

















































































































































































































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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

