2 Watlands View, Porthill
Newcastle, Staffs ST5 8AA
Tel: 01782 717341
WebSite: www.bobgutteridge.co.uk
E-mail: enquiries@bobgutteridge.co.uk

naea | propertymark PROTECTED

ESTATE AGENTS & LETTINGS
Bob Gutteridge

1 Machin Crescent, Bradwell, Newcastle, Staffs, ST5 8NJ







Freehold £145,000

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional semi-detached home, situated in this ever-popular and convenient Bradwell location, which provides ease of access to both the A34 and A500, along with being well placed for local shops, schools and amenities. This home is in need of a general modernisation/upgrade programme, however offers the modern-day comforts of Upvc double glazing along with gas central heating. In brief, the spacious accommodation comprises of an entrance hall, bay-fronted lounge, separate sitting room, utility area with fitted kitchen and, to the first floor, three family-sized bedrooms along with a first-floor family bathroom. Externally, the property occupies a generous plot, offering gardens to both front and rear aspects, together with a brick-paved driveway providing off-road parking and the added benefit of a detached sectional garage.

We are also pleased to confirm that this home is being sold with the advantage of NO VENDOR UPWARD CHAIN !

ENTRANCE HALL

With Upvc double-glazed frosted front access door with inset leaded pattern and stained glass, Upvc double-glazed window to side, pendant light fitting, panelled radiator, power point, and stairs to the first-floor landing. Door leads off to;





BAY FRONTED LOUNGE 3.48m x 3.61m into bay (11'5" x 11'10" into bay)

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



SITTING ROOM 4.04m reducing to 3.58m x 3.68m (13'3" reducing to 11'9" x 12'1")

With Upvc double-glazed window to rear, pendant light fitting, two double wall light fittings, feature fireplace with built-in living-flame coal-effect gas fire, panelled radiator, and power points. A door leads to;





UNDERSTAIRS STORE

With Upvc double-glazed frosted window to side, electricity consumer meter, gas meter, and ample domestic shelving and storage space.

UTILITY AREA 1.96m x 1.35m (6'5" x 4'5")

With Upvc double-glazed frosted window to side, artexed walls and ceiling, pendant light fitting, a Glow-worm Micron boiler providing domestic hot water and central heating systems, plumbing for automatic washing machine, space for condenser dryer, mains stopcock, wall-mounted storage cupboard, round-edge work surface, and power points. A bi-fold door provides access to;



FITTED KITCHEN 2.69m x 2.01m (8'10" x 6'7")

With Upvc double-glazed frosted side access door, Upvc double-glazed window to side, artexed ceiling, fluorescent tube light fitting, and a range of base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space., round-edge work surface incorporating a stainless-steel sink unit with taps above, space for freestanding gas cooker, vinyl tile flooring, and power points.



FIRST FLOOR LANDING

With Upvc double-glazed window to side, access to loft space, smoke alarm, wall light fitting, and doors leading off to rooms including:



BEDROOM ONE (FRONT) 3.84m x 2.82m (12'7" x 9'3")

With Upvc double-glazed window to front, pendant light fitting, smoke alarm, panelled radiator, power points, and built-in wardrobes providing ample domestic hanging and storage space.



BEDROOM TWO (REAR) 3.00m x 2.77m to wardrobe frontage (9'10" x 9'1" to wardrobe frontage)

With Upvc double-glazed window to front, pendant light fitting, panelled radiator, power points, and built-in wardrobes providing ample domestic hanging and storage space. A door leads to a built-in airing cupboard housing the copper hot water cylinder.



BEDROOM THREE (FRONT) 2.51m x 1.80m (8'3" x 5'11")

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



FIRST FLOOR BATHROOM 2.01m x 1.60m (6'7" x 5'3")

With Upvc double-glazed frosted window to side, artexed ceiling, pendant light fitting, and a white suite comprising low-level WC, wall-mounted sink unit, and cast-iron bath with electric shower above, ceramic wall tiling with random-pattern tiles and panelled radiator.



EXTERNALLY

FORE GARDEN

Bounded by garden brick walls, together with concrete and timber posts with timber fencing. Double metal gates provide vehicular access to the front of the property, with a brick-paved driveway providing off-road parking for approximately three vehicles. Access leads alongside the property to the:



REAR GARDEN

Bounded by concrete posts and timber fencing, together with garden brick walls. A brick-paved and flagged area provides ample domestic patio and outdoor seating space.





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 or 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.

Machin Crescent, Newcastle



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

Bob Gutteridge



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.