

32 Talke Road, Bradwell, Newcastle, Staffordshire, ST5 8JH



Freehold Offers in excess of £160,000

Bob Gutteridge Estate Agents are delighted to bring to the market this well presented end town house situated on an envious plot which subject to usual planning consents offers scope to extend to the side. As you would expect this home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance hall, spacious full width lounge, fitted kitchen / dining room and to the first floor are three bedrooms along with a modern first floor bathroom. Externally the property offers gardens to front, side and rear along with off road parking and a detached sectional garage. The location is perfect for access to the A34 as well as being near to local shops, schools and amenities. Viewing Advised !

ENTRANCE HALL

With composite frosted double glazed side access door with inset lead pattern, coving to ceiling, pendant light fitting, stairs to first floor landing with inset spotlight fittings, modern grey laminate flooring and door leads off to;



FULL WIDTH LOUNGE 5.66m + recess x 3.07m (18'7" + recess x 10'1")

With Upvc double glazed window to side, Upvc double glazed French doors to front, coving to ceiling, eight spotlight fittings, panelled radiator, feature brick fireplace with open hearth, Sky-Q & Virgin Media connection points (Subject to usual transfer regulations), power points and multi-glazed door leads off to;



FITTED KITCHEN / DINING ROOM 6.05m x 2.92m (19'10" x 9'7")

With Upvc double glazed frosted rear access door, Upvc double glazed window to rear, Upvc double glazed sliding patio door to rear, eight spotlight fittings, a range of base mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect, built in stainless steel sink unit with chrome mixer tap above, space for freestanding gas cooker, plumbing for automatic washing machine, space for fridge/freezer, Glow Worm combination boiler providing the domestic hot water and central heating systems, electricity consumer unit, ceramic splashback tiling, double panelled radiator and power points.



FIRST FLOOR LANDING

With coving to ceiling, pendant light fitting, access to loft space, power points, door to built in store and doors to rooms including;



BEDROOM ONE (FRONT) 3.51m x 3.10m plus wardrobe recess (11'6" x 10'2" plus wardrobe recess)

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



BEDROOM TWO (FRONT) 2.44m x 2.62m + wardrobe recess (8'0" x 8'7" + wardrobe recess)

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



BEDROOM THREE 3.48m x 1.91m (11'5" x 6'3")

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



FIRST FLOOR BATHROOM 3.12m reducing to 1.42m x 2.08m reducing to 0.76m (10'3" reducing to 4'8" x 6'10" reducing to 2'6")

With Upvc double glazed frosted window to rear, four spotlight fittings, a white suite comprising of low level WC, vanity sink unit with monobloc chrome waterfall mixer tap above, "L" shaped bath / shower unit with monobloc chrome waterfall mixer tap above plus thermostatic direct flow shower, modern grey ceramic wall tiling, modern grey tiled flooring and chrome towel radiator.



EXTERNALLY



FORE GARDEN

Bounded by concrete post and timber fencing, concrete pathway with metal railings, lawn section to frontage with paved pathways and access to;



SIDE GARDEN

Bounded by concrete post and timber fencing, paved pathways, lawn section and access to;



REAR GARDEN

With concrete post and timber fencing to borders, a flagged driveway allows for off road parking for two vehicles and access to a paved patio area providing ample patio and sitting space.



DETACHED SECTIONAL GARAGE

With metal up and over door, three glazed windows to side 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

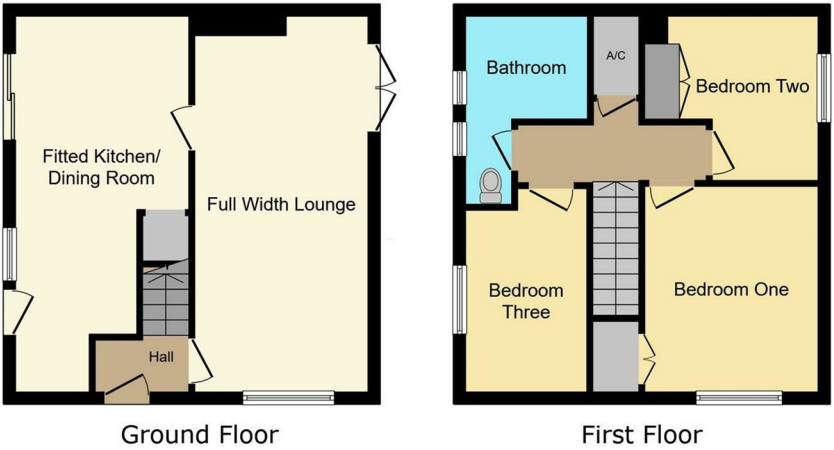
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	86 B

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

