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ESTATE AGENTS & LETTINGS
Bob Gutteridge

Maple Crest, 17 Old Hall Drive, Newcastle, Staffordshire, ST5 8RQ







Freehold £220,000

Bob Gutteridge Estate Agents are pleased to bring to the market this traditional semi-detached bungalow, situated in this desirable residential location in Bradwell. The property is well placed for access to local shops, schools and amenities, whilst also offering good road links to both the A500 and A34. As you would expect, this lovely bungalow offers the modern-day comforts of Upvc double glazing, together with gas combination central heating, and in brief the accommodation comprises storm porch, entrance hall, lounge, fitted kitchen, two bedrooms and a bathroom. Externally, the property offers gardens to both the front and rear, together with a garage providing convenient storage and parking for a vehicle.

Offering well-proportioned accommodation in a popular and convenient residential location, this modern day semi detached bungalow is sure to appeal to a variety of buyers.

Viewing of this property is considered ESSENTIAL!

STORM PORCH 1.27m x 1.07m (4'2" x 3'6")

With Upvc double-glazed frosted front access door with inset lead-effect, pendant light fitting, built-in storage cupboard and door leading off to;



ENTRANCE HALLWAY 2.87m x 4.19m (9'5" x 13'9")

With two pendant light fittings, smoke alarm, loft access, single panelled radiator, alarm system, wall-mounted thermostat, power points and doors leading off to;



FITTED KITCHEN 3.84m x 2.51m (12'7" x 8'3")

With Upvc double-glazed frosted side access door, Upvc double-glazed window to front, pendant light fitting, single panelled radiator, a range of base and wall-mounted timber-effect kitchen storage cupboards providing ample domestic cupboard and drawer space, round-edge worktop, built-in stainless-steel bowl and a half sink unit with mixer tap above, built-in Logik fan electric oven with four-ring gas hob and extractor hood above, space for fridge/freezer, space for automatic washing machine, power points, ceramic splashback tiling, ceramic tiled flooring and a Zanussi gas combination boiler providing the domestic hot water and heating systems.







LOUNGE 4.37m x 3.73m (14'4" x 12'3")

With Upvc double-glazed patio sliding doors to rear, three-lamp light fitting, coving to ceiling, single panelled radiator, feature tiled fireplace with timber surround and log-burner-effect electric fire, TV aerial connection point and power points. Access to;







HALF-BRICK & UPVC CONSERVATORY 3.68m x 3.61m (12'01" x 11'10")

With Upvc double glazed patio french-opening side access doors, Upvc double glazed windows to side and rear aspects, and ceramic tiled flooring.





BEDROOM ONE (FRONT) 3.53m x 3.43m (11'7" x 11'3")
With Upvc double-glazed window to front, pendant light fitting, single panelled radiator, power points and built-in storage cupboard providing ample domestic storage space.







BEDROOM TWO (REAR) 3.73m x 2.64m (12'3" x 8'8")
With Upvc double-glazed window to rear, pendant light fitting, single panelled radiator, power points and a built-in storage cupboard providing ample domestic storage space.



BATHROOM 2.51m x 2.01m (8'3" x 6'7")

With Upvc double-glazed window to side, pendant light fitting, single panelled radiator, a white suite comprising low-level dual-flush WC, vanity sink unit with mixer tap above, panelled bath unit with mixer tap and separate thermostatic direct-flow shower unit above, built-in former airing cupboard providing ample domestic storage space and white ceramic wall tiling.





EXTERNALLY

FORE GARDEN

Bounded by garden brick walls with asphalt-paved driveway parking for up to four vehicles, mature border shrubbery, stone chippings and a modest lawn providing ease of maintenance.

ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing with sandstone slab paving and patio area providing ample domestic patio and sitting space, modest lawn providing ease of maintenance, mature shrubbery, Timber built garden shed providing ample domestic storage space and access off to;

DETACHED BRICK-BUILT GARAGE 5.00m x 2.54m (16'5" x 8'4")

With metallic up-and-over-style front access door, Upvc double-glazed frosted side access door, timber-glazed window to side, light fitting, loft access, consumer unit and space for one vehicle and all domestic storage space.

COUNCIL TAX

Band 'C' 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.

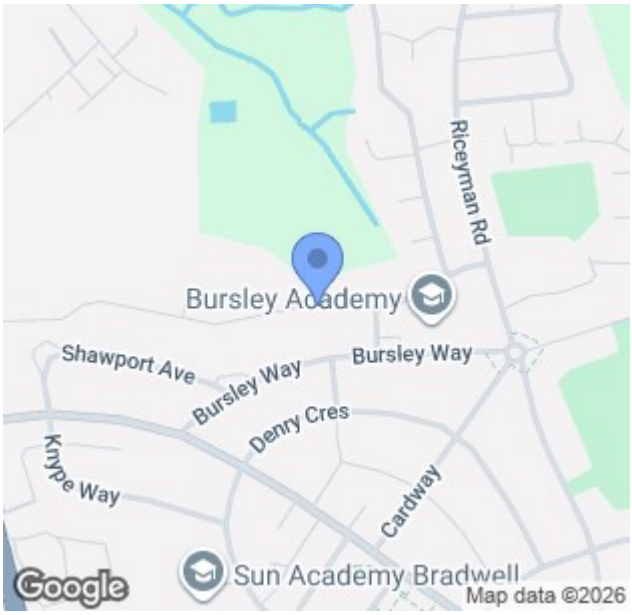
Old Hall Drive, Newcastle

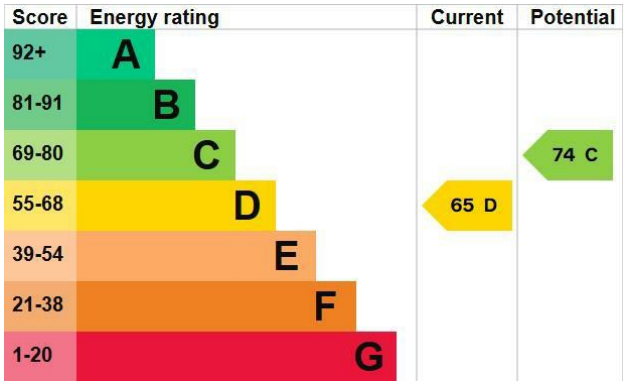


Ground Floor

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

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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

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