

## 33 Arnold Grove, Bradwell, Newcastle, Staffs, ST5 8LB



**Freehold £169,950**

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional semi-detached home, situated in the ever-popular and convenient residential location of Bradwell, providing ease of access to local shops, schools, and amenities, whilst also being ideally placed for the A34 and A500 road networks. As expected, the property benefits from the modern-day comforts of uPVC double glazing together with gas combination central heating. In brief, the accommodation comprises an entrance hall, lounge, and fitted kitchen/dining room. To the first floor are three bedrooms along with a family bathroom. Externally, the property enjoys gardens to both the front and rear elevations, together with off-road parking for approximately two vehicles. Viewing of this well-presented home is highly recommended to fully appreciate both its accommodation and convenient location.

### ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern and stained glass, Upvc double glazed frosted window to side, pendant light fitting, panelled radiator, power points, stairs to first floor landing and door providing access off to:



### LOUNGE 3.45m maximum x 3.07m (11'4" maximum x 10'1")

With Upvc double glazed window to front, pendant light fitting, decorative picture rail, panelled radiator, feature modern coal effect gas fire and power points.



## **FITTED KITCHEN / DINING ROOM 5.03m reducing to 4.06m x 3.66m reducing to 1.93m (16'6" reducing to 13'4" x 12'0" reducing to 6'4")**

With Upvc double glazed patio doors to rear, Upvc double glazed windows to rear and side aspects, two four lamp light fittings, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, square edged work surface with built in stainless steel sink unit with mixer tap above, space for freestanding electric cooker, plumbing for automatic washing machine, ceramic splashback tiling, space for condenser dryer, power points, panelled radiator and an Ideal Mini C30 gas combination boiler providing the domestic hot water and central heating systems. Door leading off to:



## **UNDERSTAIRS STORE**

With Upvc double glazed frosted window to side, enclosed light fitting, electricity consumer unit and meter, ample domestic storage space and space for fridge / freezer.

## **FIRST FLOOR LANDING**

With Upvc double glazed frosted window to side, pendant light fitting, access to loft space and doors lead off to rooms including:



### **BEDROOM ONE (FRONT) 3.81m x 3.12m (12'6" x 10'3")**

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



### **BEDROOM TWO (REAR) 3.28m x 3.02m (10'9" x 9'11")**

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



### **BEDROOM THREE 2.49m x 1.83m (8'2" x 6'0")**

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



## FIRST FLOOR BATHROOM 2.01m x 1.63m (6'7" x 5'4")

With Upvc double glazed frosted window to side, enclosed light fitting, extractor fan and a white suite comprising low level dual flush WC, vanity sink unit with monobloc chrome mixer tap above and panelled bath unit with chrome mixer tap together with electric shower, ceramic splashback tiling, ceramic tiled flooring and chrome towel radiator.



## EXTERNALLY

### FORE GARDEN

Bounded by mature hedge and concrete post and timber fencing, a brick paved driveway provides off road parking and a timber gate provides access off to;

### ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, paved area provides patio and sitting space, lawn section and a garden timber shed provides ample external storage 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 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.

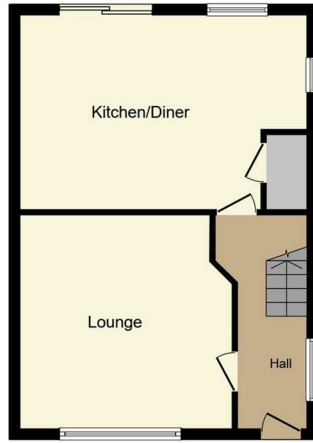
## **SERVICES**

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.

33,, Arnold Grove, Newcastle, ST5 8LB, GB



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 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

