

## 107 Riceyman Road, Bradwell, Newcastle, Staffs, ST5 8LQ



**Freehold £179,950**

Bob Gutteridge Estate Agents are pleased to offer to the market this well presented and extended semi detached home situated in this ever popular and convenient Bradwell location which provides ease of access to local shops, schools and amenities as well as providing 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 lobby, bay fronted lounge, extended fitted kitchen/diner, downstairs WC, shower room and to the first floor are three bedrooms along with an en-suite WC off the master bedroom. Externally the property offers gardens to front and rear along with off road parking and a detached sectional garage. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN ! Viewing Advised !

## ENTRANCE LOBBY

With composite frosted glazed front access door incorporating inset lead pattern, smoke alarm, panelled radiator and stairs to the first floor landing. Door providing access to;



## BAY FRONTED LOUNGE 4.27m into bay x 3.81m (14'0" into bay x 12'6")

With Upvc double glazed bay window to the front, pendant light fitting, a feature marble fireplace with built-in electric coal effect electric fire, TV aerial connection, BT telephone point (subject to usual transfer regulations), panelled radiator, wood effect laminate flooring and power points. Door leading off to;



## UNDER STAIRS STORE

With Upvc double glazed frosted window to the side, electricity fuse board and meter, gas meter, quarry tiled flooring and ample storage space.

## EXTENDED FITTED KITCHEN / DINING ROOM 4.27m maximum x

3.18m reducing to 2.24m (14'0" maximum x 10'5" reducing to 7'4")

With Upvc double glazed bay window to the rear, two three-lamp light fittings, panelled radiator, vinyl cushion flooring in herringbone design, fitted with a range of base and wall mounted storage cupboards providing ample cupboard and drawer space, round-edge work surfaces with a built-in one and a half bowl sink unit with chrome mixer tap above, built-in four ring brushed stainless steel gas hob with oven beneath plus extractor hood above, ceramic wall tiling and power points. Door providing access to;



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## REAR LOBBY AREA

With Upvc double glazed frosted side access door, vinyl cushion flooring in herringbone design and door leading off to;

## DOWNSTAIRS WC 1.63m x 0.84m (5'4" x 2'9")

With Upvc double glazed frosted window to the side, pendant light fitting, a white low level WC, panelled radiator, vinyl cushioned flooring in herringbone design and a Vaillant gas combination boiler providing the domestic hot water and central heating systems.



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## GROUND FLOOR SHOWER ROOM 2.54m x 1.37m (8'4" x 4'6")

With Upvc double glazed frosted window to the rear, pendant light fitting, a white suite comprising low level WC, vanity sink unit with chrome mixer tap and walk-in shower enclosure with thermostatic direct flow shower and separate handheld attachment, vinyl cushioned flooring and modern chrome towel radiator.



## FIRST FLOOR LANDING

With Upvc double glazed frosted window to the side, smoke alarm, access to loft space, three spotlight fittings and doors leading off to rooms including;



## BEDROOM ONE (FRONT) 3.99m into bay x 3.23m to wardrobe frontage (13'1" into bay x 10'7" to wardrobe frontage)

With Upvc double glazed bay window to the front, pendant light fitting, panelled radiator and power points. Built-in wardrobes providing ample hanging and storage space. Door leading off to;



## EN-SUITE WC 1.17m x 0.86m (3'10" x 2'10")

With a white low level dual flush WC, vanity sink unit with chrome mixer tap and beechwood effect laminate flooring.



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## BEDROOM TWO (REAR) 3.07m x 2.79m (10'1" x 9'2")

With Upvc double glazed window to the rear, pendant light fitting, textured ceiling, panelled radiator and power points. Built-in wardrobes providing ample hanging and storage space.



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## BEDROOM THREE (REAR) 2.16m x 1.91m (7'1" x 6'3")

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



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## EXTERNALLY

## FORE GARDEN

Bounded by brick/block walls together with concrete posts and timber fencing. Artificial lawn providing ease of maintenance with mature shrubs and plants to borders. Brick paved driveway providing off-road parking and access alongside the property leading to;



## ENCLOSED REAR GARDEN

Bounded by concrete posts and concrete panel fencing, a paved patio and seating area, artificial lawn for ease of maintenance, mature shrubs to borders and decorative slate chippings. Access to;



## DETACHED SECTIONAL GARAGE

With up and over door and providing 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.

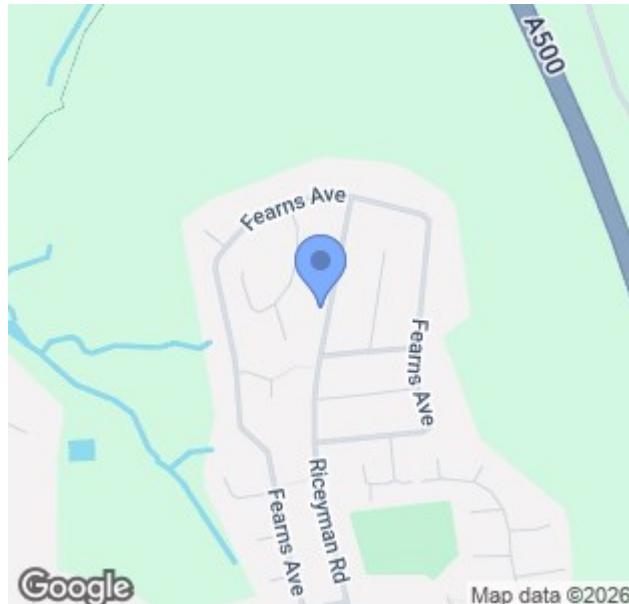
## **VIEWING**

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



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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.co.uk



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