

3 Hanbridge Avenue, Bradwell, Newcastle, Staffs, ST5 8HJ



Freehold £199,950

Bob Gutteridge Estate Agents are delighted to bring to the market this double bay fronted semi detached home situated in a pleasant position in Bradwell. This home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, open plan lounge / diner, modern fitted kitchen and to the first floor are three generous bedrooms along with a first floor bath/shower room. Externally the property is set on a desirable plot with gardens to front and rear along with off road parking and a detached sectional garage. The location is perfect for access to the A34 & A500 as well as being near to local shops, schools and amenities.

ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern, double glazed frosted panels to sides, pendant light fitting, smoke alarm, panelled radiator, power points, stairs to first floor landing and doors to rooms including;



THROUGH LOUNGE / DINER 7.85m x 3.58m (25'9" x 11'9")

With Upvc double glazed bay window to front, Upvc double glazed sliding patio door to rear, coving to ceiling, two three lamp light fittings, two wall light fittings, decorative dado rail, two panelled radiators, TV aerial connection, feature fireplace with built in living flame coal effect gas fire and power points.



FITTED KITCHEN 2.97m x 2.54m (9'9" x 8'4")

With Upvc double glazed window to rear, built in boiler cupboard housing a Worcester boiler providing the domestic hot water and central heating systems, three lamp light fitting, a range of base and wall mounted grey storage cupboards providing ample domestic cupboard and drawer space. round edge work surface in woodblock effect with built in porcelain sink unit with mixer tap above, plumbing for automatic washing machine, space for fridge/freezer, integrated four ring gas hob unit with oven beneath plus extractor hood above, ceramic splashback tiling, wood effect vinyl cushion flooring, modern vertical radiator, power points and access off to;



REAR LOBBY AREA

With Upvc double glazed frosted side access door, coat hooks and door to under stairs store.

FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, pendant light fitting, access to loft space, smoke alarm, power point and doors to rooms including;



BEDROOM ONE (FRONT) 4.09m x 3.23m to chimney breast (13'5" x 10'7" to chimney breast)

With Upvc double glazed window to front, pendant light fitting, panelled radiator, picture rail, power points, TV aerial connection and built in double wardrobes providing ample domestic hanging space and storage space.

BEDROOM TWO (REAR) 3.66m x 3.61m (12'0" x 11'10")

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



BEDROOM THREE (REAR) 3.00m x 2.57m (9'10" x 8'5")

With Upvc double glazed window to rear, four lamp light fitting, panelled radiator, power points and a built in airing cupboard housing the copper hot water cylinder.



FIRST FLOOR BATH/SHOWER ROOM 1.93m x 1.83m (6'4" x 6'0")

With Upvc double glazed frosted window to front, enclosed light fitting, modern chrome towel radiator, fully tiled in high glazed white wall ceramics with inset decorative border tile, pedestal sink unit, walk in accessibility bath/shower unit and vinyl cushion flooring.



SEPARATE WC 1.17m x 0.91m (3'10" x 3'0")

With Upvc double glazed frosted window to side, wall light fitting, ceramic wall tiling, a white low level WC and vinyl cushion flooring.



EXTERNALLY

FORE GARDEN

Bounded by garden block walls, concrete post and timber fencing plus mature hedges, double metal gates provide vehicular access to the front of the property. two lawn sections with mature shrubs to borders and a tarmac driveway provides off road parking alongside the property long with access to;



REAR GARDEN

Bounded by concrete post and timber fencing, a brick paved patio area providing patio and sitting space, lawn section with mature shrubs to borders and tiered down to a further gravelled area. Access to;



DETACHED SECTIONAL GARGE

With metal up and over door, Upvc double glazed window to side and ample external 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 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

