

## Blenheim Lodge Manor Road, Baldwins Gate, Newcastle, Staffs, ST5 5ET



**Freehold Offers in excess of £795,000**

We are delighted to present to the market a unique opportunity to purchase a detached bungalow that's brimming with potential. This property is currently listed for sale and is in need of general updating/modernisation, offering an ideal chance for those looking to craft their own dream home. The property boasts a generous layout comprising of entrance hall, fitted kitchen/breakfast room, lounge/dining room, study area, three bedrooms, two bathrooms and a conservatory, making it perfect for families or couples. One of the standout features of this bungalow is its location. Nestled in a quiet and peaceful neighbourhood, it offers an ideal balance of tranquillity and accessibility. It's the perfect backdrop for those seeking a serene lifestyle. Further enhancing the appeal of this property are its unique features. It comes with a garage and additional parking space, which is a major convenience in today's bustling world. Adding to the charm of the home is plot the property is set on believe to be approximately 3.73 acres, perfect for those who enjoy outdoor living. But perhaps the most captivating feature is the beautiful view it offers, turning every glance out of the window into a moment of bliss. In summary, this property is a blank canvas waiting for the right buyer to bring it to life. Its potential and unique features make it a not-to-be-missed opportunity. Book a viewing today and start imagining your life in this delightful bungalow.

## ENTRANCE HALL

With multi double glazed front access door with double glazed panels to sides, enclosed light fitting, ceramic tiled flooring, built in cloaks, panelled radiator and doors to rooms including;



## "L" SHAPED FITTED KITCHEN / DINING ROOM 4.32m reducing to 3.12m x 6.17m x reducing to 2.59 (14'2" reducing to 10'3" x 20'3" x reducing to 8'6")

With double glazed bow window to front, double glazed window to side, double glazed window to rear, two fluorescent tube light fittings, three lamp light fitting with fan assist, smoke alarm, eight spotlight fittings, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in bowl and a half plasticised sink unit with mixer tap above, integrated four ring electric hob unit, built in oven/grill, space for fridge/freezer, two double panelled radiators, BT telephone point (Subject to usual transfer regulations), ceramic floor tiling, ceramic splashback tiling, power points and door to;



## STORE ROOM

With double glazed window to front, fluorescent tube light fitting and ample domestic shelving space and storage space.

## INNER HALLWAY

With wall light fitting, door to built in airing cupboard housing the copper hot water cylinder, wall mounted thermostat and access to;

## SEPARATE WC 2.46m x 1.52m reducing to 1.02m (8'1" x 5'0" reducing to 3'4")

With double glazed window to rear, two spotlight fittings, a white suite comprising of low level WC, pedestal sink unit, panelled radiator and fully tiled in high glazed wall ceramics and ceramic tiled flooring.



## STUDY AREA 2.41m x 2.79m (7'11" x 9'2")

With part panelled part glazed door to front with glazed panels to sides, two wall light fittings, double panelled radiator, power points and doors to rooms including;



## DINING ROOM 3.58m x 3.91m (11'9" x 12'10")

With double glazed window to front, pendant light fitting, enclosed light fitting, double panelled radiator, power points, TV aerial socket and access off to;



## LOUNGE 4.55m x 5.44m (14'11" x 17'10")

With double glazed bow window to front, aluminum double glazed sliding patio door to rear with double glazed panels to sides, double glazed window to rear, four double wall light fittings, feature fire surround with marble hearth plus cast iron log burner, TV aerial connection socket, two double panelled radiators and power points.



## HALLWAY

With two wall light fittings, part panelled part glazed side access door and doors to rooms including;



### **MASTER BATHROOM 2.41m x 1.63m (7'11" x 5'4")**

With double glazed frosted window to rear, four spotlight fittings, fully tiled in high glazed wall ceramics with decorative border tile, a white suite comprising of pedestal sink unit with mixer tap above, built in WC, Jacuzzi multi-jet bath unit, recessed shower with thermostatic shower, ceramic tiled flooring, towel radiator and electric shaver socket.



### **BEDROOM ONE 5.23m x 4.75m (17'2" x 15'7")**

With double glazed windows to side aspects, three lamp light fitting, two brass and glass wall light fittings, panelled radiator, power points, TV aerial connection point and built in double wardrobes providing ample domestic hanging space and storage space.



## **BEDROOM TWO 4.11m maximum x 3.63m (13'6" maximum x 11'11" )**

With half double glazed bay window to side, pendant light fitting, wall light fitting, TV aerial connection point, panelled radiator, power points and built in wardrobes providing ample domestic hanging space and storage space.



## **REAR HALLWAY / UTILITY**

With two wall light fittings, ceramic tiled flooring, panelled radiator, power points, plumbing for automatic washing machine, round edge work surface, ceramic wall tiling, power points and doors to rooms including;

## **BEDROOM THREE 5.44m x 2.95m (17'10" x 9'8")**

With two double glazed bow windows to sides, aluminium sliding patio door to rear, beechwood effect laminate flooring, two panelled radiators and power points.



### **BATHROOM 2.08m x 1.68m (6'10" x 5'6")**

With double glazed window to side, four spotlight fittings, a white suite comprising of low level WC, glass sink unit with mixer tap above, panelled bath unit with thermostatic direct flow shower above, fully tiled in high glazed wall ceramics, ceramic tiled flooring and chrome towel radiator.



### **HALF BRICK & DOUBLE GLAZED CONSERVATORY 5.64m x 4.75m (18'6" x 15'7")**

With double glazed units to sides and rear, double glazed double patio doors to side, three lamp light fitting with fan assist, ceramic tiled flooring, two wall mounted electric heaters and power points.



## EXTERNALLY

This property is accessed via a private driveway off Manor Road which leads to a parking area providing off road parking for several vehicles along with access to the detached brick garage. Around the property area various patio and sitting space allowing every inch of the grounds to be viewed which offers a tranquil and peaceful place to unwind after a long day !





## GROUNDS

This home is set on a desirable plot believed to be 3.73 acres which allows this property privacy and tranquility, the grounds itself are an enjoyable walk which allows the property to be viewed from every angle.



**DOUBLE DETACHED GARAGE 5.49m x 4.98m (18'0" x 16'4")**

## COUNCIL TAX

Band 'F' 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.

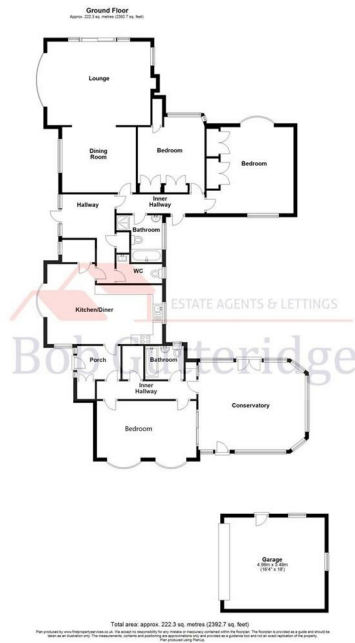
## SERVICES

Main services of electricity and water.

Sewage is provided by a septic tank.

## 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		
69-80	C		
55-68	D		
39-54	E		51 E
21-38	F		
1-20	G	19 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

