

## 16 Ironbridge Drive, Newcastle, Staffs, ST5 6ER



**Freehold £149,950**



Bob Gutteridge Estate Agents are delighted to bring to the market this modern day town house situated in this convenient Newcastle location which provides ease of access to the town centre where local shops, schools and amenities can be located as well as providing good road links to Keele University. As you would expect this property offers the benefits of Upvc double glazing along with gas central heating and in brief the accommodation comprises of storm porch, entrance hall, downstairs WC, fitted kitchen, spacious lounge/dining room, half brick and Upvc double glazed conservatory and to the first floor are two double bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear along with the advantage of allocated parking for two vehicles. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

### STORM PORCH

With Upvc front access door, Upvc double glazed panels to side and frontage, wood effect laminate flooring and part panelled-part glazed door with inset lead pattern and stained glass leads off to;

### ENTRANCE HALL

With pendant light fitting, battery and mains smoke alarm, electricity consumer unit, panelled radiator, BT telephone point (subject to usual transfer regulations), power points, stairs to first floor landing and door leads off to;



### DOWNSTAIRS WC 1.65m x 0.76m (5'5" x 2'6")

With double glazed frosted windows to front, artex to ceiling, light fitting, a white suite comprising of low level WC, corner sink unit with taps above, ceramic splashback tiling, vinyl cushion flooring and panelled radiator.



### FITTED KITCHEN 2.97m x 1.73m (9'9" x 5'8")

With Upvc double glazed window to front with inset Georgian pattern, artex to ceiling, three lamp light fittings, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, square edge wood block work surface with built in bowl and a half sink unit with mixer tap above, plumbing for automatic washing machine, built in four ring ceramic electric hob unit with oven beneath and extractor hood above, space for fridge/freezer, stainless steel splashback, panelled radiator and built in boiler cupboard housing a Vaillant boiler providing ample domestic hot water and central heating systems.



## LOUNGE / DINING ROOM 4.78m x 3.66m (15'8" x 12'0")

With aluminium double glazed side and patio door to rear, artex to ceiling, two pendant light fittings, two double panelled radiators, beechwood effect laminate flooring, power points and access off to;



## HALF BRICK UPVC DOUBLE GLAZED CONSERVATORY 2.79m x 3.25m (9'2" x 10'8")

With Upvc double glazed panels to side and rear, Upvc double glazed patio doors to rear, beechwood effect laminate flooring, two single panelled radiators and power points.



## FIRST FLOOR LANDING

With access to loft space, pendant light fitting, smoke alarm and doors to rooms including;



### **BEDROOM ONE (FRONT) 3.66m x 2.90m (12'0" x 9'6")**

With Upvc double glazed window to front with inset Georgian pattern, artex to ceiling, three spotlight fittings, double panelled radiator, power points and door to built in wardrobe providing ample domestic hanging space and storage space.



### **BEDROOM TWO 3.66m x 2.97m (12'0" x 9'9")**

With Upvc double glazed window to rear, artex to ceiling, four spotlight fittings, double panelled radiator and power points.



### **FIRST FLOOR BATHROOM 1.83m x 1.68m (6'0" x 5'6")**

With two spotlight fittings, extractor light fitting, artex to ceiling, a white suite comprising a low level WC, pedestal sink unit, panelled bath unit with chrome mixer tap above, thermostatic direct flow shower, ceramic splashback tiling, vinyl cushion flooring, electric shaver socket and panelled radiator.



### **EXTERNALLY**



## FORE GARDEN

With garden brick walls to borders along with established shrubs to frontage, paved pathway provides access to the front of the property and pebbled area providing ease of maintenance. The property also offers a tarmac driveway allowing for off road parking for two vehicles.



## REAR GARDEN

Bounded by concrete post and timber fencing, timber gate providing pedestrian access to the rear of the property, majority paved providing ample domestic patio space and sitting space, mature shrubs and plants to borders, limestone chipping providing further sitting space along with ease of maintenance.



## 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	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

