

43 Priam Close, Bradwell, Newcastle, Staffs, ST5 8LJ



Freehold Offers in excess of £215,000

Bob Gutteridge Estate Agents are pleased to offer to the market this detached home situated in a highly regarded cul-de-sac in Bradwell which provides ease of access to local shops, schools and amenities as well as offering good road links to the A34 and A500. As you would expect this property offers the modern day comforts of double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, spacious lounge, open-plan fitted kitchen/dining room, Upvc double glazed conservatory and to the first floor are three good sized bedrooms along with a first floor family bathroom. Externally the property is set in a generous plot with gardens to front and rear along with ample off road parking plus a detached brick garage. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN!

ENTRANCE HALL

With Upvc double glazed frosted front access door, artex to ceiling, three lamp light fittings, smoke alarm, coving, panelled radiator, power point, stairs to first floor landing and part panelled/part glazed door leads off to;



LOUNGE 4.34m x 3.56m (14'3" x 11'8")

With Upvc double glazed bow window to front with inset lead pattern, artex to ceiling, coving, three lamp brass and glass light fitting, feature fire surround and marble hearth and inset along with electric coal effect fire, BT and Virgin Media connection points (subject to the usual transfer regulations), TV aerial socket, power points and part panelled/part glazed door leads off to;



FITTED KITCHEN/DINING ROOM 4.52m x 2.97m (14'10" x 9'9")

With glazed window to rear, Upvc double glazed French doors to rear, artex to ceiling, coving, decorative dado rail, double panelled radiator, a range of base and wall mounted wood storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in bowl and a half sink unit with chrome mixer tap above, space for free standing electric cooker, space for fridge/freezer, plumbing for automatic washing machine, plumbing for dishwasher, ceramic splashback tiling, ceramic floor tiling, power points and door to built in under-stair storage cupboard providing ample domestic storage space. Access off to;



UPVC DOUBLE GLAZED CONSERVATORY 3.51m x 2.62m (11'6" x 8'7")

With Upvc double glazed double patio doors to rear, Upvc double glazed panels to sides and rear, double panelled radiator and power points.



FIRST FLOOR LANDING

With Upvc double glazed window to side, pendant light fitting, artex to ceiling, coving, access to loft space and door to built in airing cupboard and doors to rooms including;

BEDROOM ONE 3.89m x 2.64m (12'9" x 8'8")

With two double glazed windows to front, artex to ceiling, coving, two three lamp light fittings, TV aerial lead, decorative dado rail, panelled radiator, power points, by-fold doors reveal built in wardrobes providing ample domestic hanging space and storage space.



BEDROOM TWO 2.82m x 2.11m plus door recess (9'3" x 6'11" plus door recess)

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



BEDROOM THREE 2.36m x 1.91m (7'9" x 6'3")

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



FIRST FLOOR BATHROOM 1.98m x 1.91m (6'6" x 6'3")

With double glazed frosted window to side, artex to ceiling, light fitting, coving, fully tiled in high glaze white wall ceramics, a white suite comprising of low level WC, pedestal sink unit, panelled bath unit with mixer tap and shower attachment, beech effect laminate flooring and panelled radiator.



EXTERNALLY



FORE GARDEN

With lawn section to frontage, flagged pathway and tarmac driveway leads alongside the property providing ample off road parking for several vehicles and access leads off to;



REAR GARDEN

Bounded by concrete post and timber fencing, a paved area provides patio and sitting space, lawn section with gravel to borders, a garden timber shed providing ample external storage space and access to;



DETACHED BRICK GARAGE

With up and over door, glazed window to side, Upvc double glazed side access door 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 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.



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 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	67 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

