

75 Old Hall Drive, Bradwell, Newcastle, Staffordshire, ST5 8RQ



Freehold £240,000

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented modern day detached home situated in this ever popular and convenient Bradwell location which provides ease of access to the A34 and A500 as well as providing good road links to local shops, schools, and amenities. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief, the accommodation comprises of entrance lobby, home office/family room, through lounge/dining room, modern fitted kitchen, utility room and to the first floor are three bedrooms with the master bedroom enjoying an en-suite shower room plus a first floor family bathroom. Externally the property is set on a landscaped plot with off road parking to the front for two or so vehicles along with an enclosed landscaped rear garden with home summer house/bar ! Viewing Is A Must !

ENTRANCE HALL

With composite double glazed frosted front access door, pendant light fitting, panelled radiator and doors to rooms including;

HOME OFFICE / FAMILY ROOM 4.14m x 2.44m (13'7" x 8'0")

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



THROUGH LOUNGE/DINER 7.24m x 3.28m reducing to 2.82m (23'9" x 10'9" reducing to 9'3")

With Upvc double glazed window to front, Upvc double glazed sliding patio door to rear, coving to ceiling, two pendant light fittings, feature granite fireplace with inset living flame coal effect gas fire, TV aerial connection point plus Sky Q connection (subject to usual transfer regulations), panelled radiator, power points, stairs to first floor landing and access off to;



FITTED KITCHEN 3.45m maximum x 2.97m (11'4" maximum x 9'9")

With Upvc double glazed window to rear, Upvc double glazed rear access door, spotlight fittings, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, round edge work surfaces in wood block effect with built in bowl and a half stainless steel sink unit with chrome mixer tap above, built in ceramic four ring gas hob unit with oven beneath with extractor hood above, stainless steel splashback, ceramic splashback tiling, ceramic tiled flooring, plumbing for automatic washing machine, panelled radiator and archway provides access off to;



UTILITY ROOM

With pendant light fitting, a gas central heating boiler providing domestic hot water and central heating systems. Space for fridge/freezer, space for condenser dryer, ceramic tiled flooring and power points.

FIRST FLOOR LANDING

With Upvc double glazed window to side, pendant light fitting, panelled radiator, access to loft space, and doors to rooms including;



BEDROOM ONE (REAR) 4.04m x 3.00m (13'3" x 9'10")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points and door leads off to;



EN SUITE 2.34m x 0.99m (7'8" x 3'3")

With Upvc double glazed window to side, spotlight fittings, white suite comprising of low level WC, vanity sink unit, built in shower compartment, heated towel radiator, ceramic splashback tiling and ceramic floor tiling.

BEDROOM TWO (FRONT) 3.05m x 2.95m (10'0" x 9'8")

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



BEDROOM THREE 2.87m x 2.62m (9'5" x 8'7")

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



FIRST FLOOR BATHROOM 2.49m x 1.75m (8'2" x 5'9")

With Upvc double glazed frosted window to side, ceramic half wall tiling, a white suite comprising of low level WC, pedestal sink unit, built in bath unit with taps above, ceramic tiled flooring, modern chrome towel heated radiator and wall mounted mirrored bathroom cabinet.



EXTERNALLY



FORE GARDEN

With timber post and timber fenced border along with lawn section, a tarmac driveway provides off road parking for two or so vehicles, access which leads alongside the property providing access off to;

LANDSCAPED REAR GARDEN

Bounded by a concrete post and timber fencing, Indian stone paved area providing ample domestic patio space and sitting space, artificial grassed area, plum slate chippings to border providing ease of maintenance, external cold water supply and access leads off to;



GARDEN SUMMERHOUSE

With Upvc double glazed patio doors to front, Upvc double glazed window to side, spotlight fittings, electricity consumer unit, power points and built in feature bar.



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.

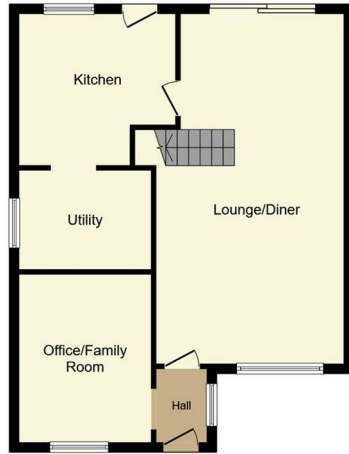
SERVICES

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.

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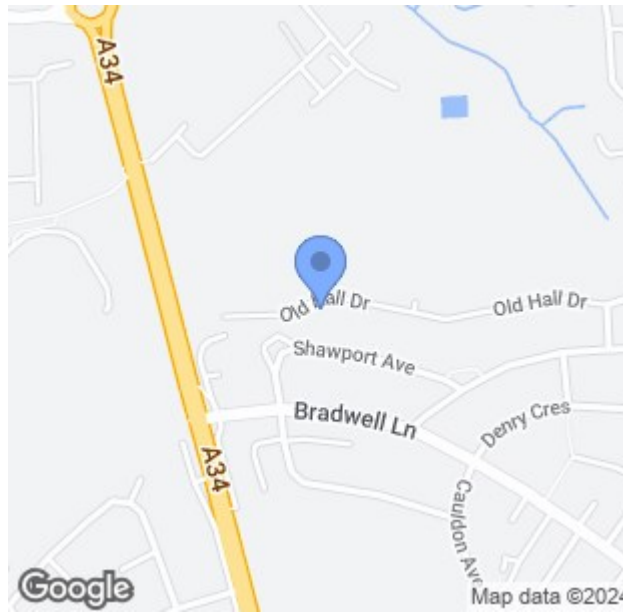


Ground Floor



First Floor

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.io



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

