

40 Shawport Avenue, Bradwell, Newcastle, Staffs, ST5 8JF



Freehold £219,950

Bob Gutteridge Estate Agents are delighted to bring to the market this double storey extended semi detached home situated in the ever popular and convenient Bradwell location which provides ease of access to local shops, schools and amenities as well as offering good road links to both the A34 and A500. As you would expect this property is enhanced with the modern day comforts of Upvc double glazing and gas central heating and in brief the accommodation comprises of entrance hall, "L" shaped lounge / dining room, fitted kitchen / breakfast room and to the first floor are three generous sized bedrooms along with a family bathroom. Externally the property offers a fore garden which provides parking for two vehicles along with access to a well stocked mature rear garden. Viewing Advised !

ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead patterned stained glass, Upvc double glazed window to side, pendant light fitting, double panelled radiator, oak effect laminate flooring, built in meter cupboard, stairs to first floor landing and multi glazed door provides access off to;



"L" SHAPED LOUNGE / DINING ROOM 6.07m reducing to 2.74m x 5.44m reducing to 3.38m (19'11" reducing to 9'0" x 17'10" reducing to 11'1")

With Upvc double glazed bow window to front with inset lead pattern, Upvc double glazed window to rear, Upvc double glazed double patio doors to rear, two pendant light fittings, three wall light fittings, BT telephone point (subject to usual transfer regulations), double panelled radiator, single panelled radiator, brick feature fire place with granite hearth and cast iron multi fuel burner, TV aerial connection point, Sky connection point (subject to usual transfer regulations) and power points. Door to under-stairs storage cupboard providing ample domestic shelving space and storage space and multi glazed store leads off to;



FITTED KITCHEN/DINING ROOM 4.67m x 3.15m (15'4" x 10'4")

With Upvc double glazed windows to front and rear aspects, four lamp light fitting, a range of base and wall mounted soft cream storage cupboards providing ample cupboard and drawer space, round edge work surface with built in bowl and a half stainless steel sink unit with chrome mixer tap above, integrated four ring gas hob unit with extractor hood above, built in oven / grill, built in boiler cupboard housing a combination boiler providing domestic hot water and central heating systems, double panelled radiator, quarry tiled flooring, built in washing machine, space for American fridge/freezer, ceramic splashback tiling in marble effect and power points.



FIRST FLOOR LANDING

With access to loft space, pendant light fitting, two power points, door to built in storage cupboard providing ample domestic shelving and storage space and access to rooms including;

BEDROOM ONE 4.67m x 3.18m (15'4" x 10'5")

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



BEDROOM TWO 3.76m to wardrobe frontage x 2.87m (12'4" to wardrobe frontage x 9'5")

With two Upvc double glazed windows, pendant light fitting, coving, built in double and single wardrobes providing ample domestic hanging and storage space with matching bedside cabinets and over-bed storage, panelled radiator and power points.



BEDROOM THREE 3.33m x 3.10m (10'11" x 10'2")

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



FIRST FLOOR FAMILY BATHROOM 1.93m x 1.68m (6'4" x 5'6")

With Upvc double glazed frosted window to rear, extractor fan, three lamp light fitting, a white suite comprising of low level dual flush WC, pedestal sink unit with chrome taps above, cast iron bath unit with Victorian style mixer tap and shower attachment, Triton electric shower, fully tiled in modern grey wall ceramics with decorative mosaic border tile, treated floorboards and panelled radiator.



EXTERNALLY



FORE GARDEN

Bounded by mature hedges to borders with lawn section with a wealth of mature shrubs and plants, paved pathways, blue slate chipping provides off road parking for two or so vehicles, external light fitting, external cold water tap and access which leads alongside the property providing access off to;

REAR GARDEN

Bounded by concrete post and timber fencing with paved area providing patio space and sitting space, stone chipping for pathways, further brick paved patio area, a wealth of mature shrubs and plants to borders, garden timber shed and vegetable plot, plus garden greenhouse.



COUNCIL TAX

Band 'A' 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.



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

