

142 Fearn Avenue, Bradwell, Newcastle, Staffs, ST5 8LX

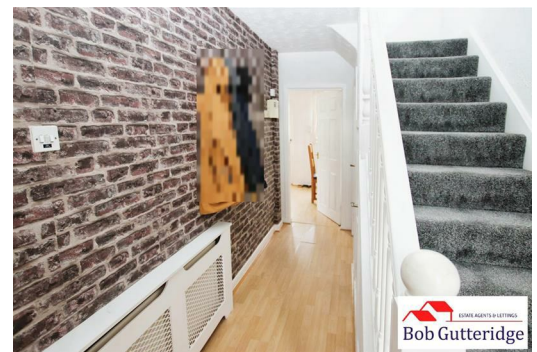
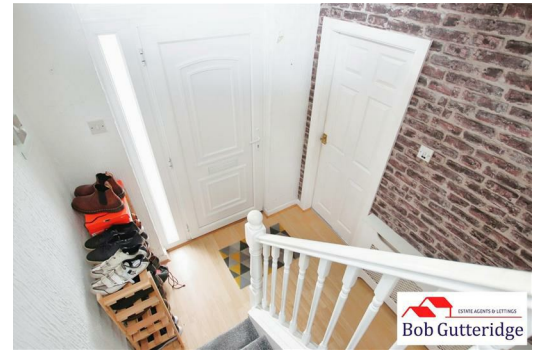


Freehold Offers in excess of £225,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable detached home situated in this ever popular and convenient Bradwell location which provides ease of access to both the A34 & A500 as well as being near 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 hall, downstairs WC, spacious lounge, open plan fitted kitchen / diner, conservatory and to the first floor are three bedrooms along with a first floor bathroom. Externally the property is set on a generous plot with ample off road parking along with a detached garage plus gardens to both front and rear. Viewing Advised !

ENTRANCE HALL 4.39m x 2.06m (14'5" x 6'9")

With Upvc double glazed frosted door, central heating radiator, under stairs store, laminate effect flooring, stairs to first floor landing and doors to rooms including;



GROUND FLOOR WC

With Upvc double glazed window to side, low level WC, wall mounted sink unit, central heating radiator and laminate flooring,



LOUNGE 4.72m to bay x 3.78mw (15'6" to bay x 12'5w)

With Upvc double glazed bay window to front, Upvc double glazed window to side aspect, central heating radiator, fitted gas fire with feature surround with marble effect inset and hearth, wall mounted media unit and power points.



FITTED KITCHEN / DINER 5.94m x 2.44m (19'6" x 8'0")

With Upvc double glazed windows to rear and side aspects, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, work surfaces with inset single bowl stainless steel sink unit with mixer tap above, gas point, extractor hood, spotlighting, central heating radiator, vinyl tiling to floor in kitchen area, laminate flooring to dining area, plumbing for automatic washing machine, plumbing for dishwasher, power points and doors leading off to;



CONSERVATORY 2.97m x 2.95m (9'9" x 9'8")

With Upvc double glazing to three sides, Upvc patio doors to rear garden and wood effect laminate flooring.



FIRST FLOOR LANDING

With Upvc double glazing to side aspect and doors to rooms including;



BEDROOM ONE 4.14m to bay x 3.18m to wardrobes (13'7" to bay x 10'5" to wardrobes)

With Upvc double glazed bay window to front, fitted wardrobes to one wall, central heating radiator and power points.



BEDROOM TWO 3.23m x 2.77m (10'7" x 9'1")

With Upvc double glazed window to side and rear aspects, central heating radiator and power points.



BEDROOM THREE 2.13m x 2.03m (7'0" x 6'8")

With Upvc double glazed window to front, central heating radiator, access to loft and power point.



FIRST FLOOR BATHROOM 2.44m x 1.98m (8'0" x 6'6")

With Upvc double glazed windows to side and rear aspects, modern suite comprising of low level WC, vanity sink unit, "L" shaped bath/shower unit with shower above, shower screen, laminate flooring, heated towel radiator and spotlights.



EXTERNALLY

FORE GARDEN

Bounded by garden brick wall and timber fencing, the generous sized plot has potential for house extension (subject to usual planning consents), decorative stone and gravel area is joined by brick/block driveway providing vehicular access to the detached brick garage.



REAR GARDEN

Provides access to the concrete block garden room/store with Upvc doors, two tiered lawn sections, flower beds and borders along with views to the Bradwell woods.



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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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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 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

