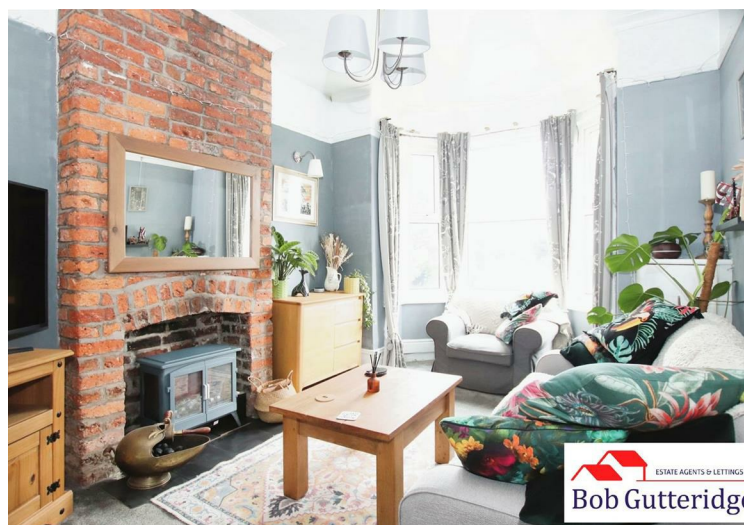


11 Bradwell Lane, Porthill, Newcastle, Staffs, ST5 8NX



Freehold £189,950

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious elevated semi detached home situated in this ever popular and convenient Porthill location which provides ease of access to the A34 & A500 as well as being near to local shops, schools and amenities. This characterful home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of storm porch, entrance hall, bay fronted sitting room, separate lounge, fitted kitchen, utility room, downstairs WC and to the first floor are two double bedrooms along with a first floor four piece bathroom and access to a usable loft space. Externally this home offers a fore garden along with an enclosed rear yard plus access to a double detached sectional garage. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN! Viewing Advised!

STORM PORCH

With Upvc double glazed French doors to front and double glazed skylight above, original Minton tiled flooring and Upvc double glazed frosted front access door leads off to;

ENTRANCE HALL

With quarry tiled flooring, stairs to first floor landing, two pendant light fittings, panelled radiator, door off to cellar, double doors reveal built in storage cupboard providing ample domestic storage space, coat hooks, stairs to first floor landing and doors lead off to rooms including;

BAY FRONTED SITTING ROOM 4.80m x 3.18m (15'9" x 10'5")

With Upvc double glazed bay window to front, coving to ceiling, decorative ceiling rose, picture rail, feature brick fireplace with ceramic tiled hearth, TV aerial connection point, double panelled radiator, power points, built in electricity meter cupboard.



CELLAR 4.75m x 3.07m (15'7" x 10'1")

With glazed window to front, power supply connected with power points, pendant light fitting, stillage and ample storage space plus gas meter.

LOUNGE 3.66m plus door recess x 3.25m (12'0" plus door recess x 10'8")

With Upvc double glazed French doors to rear with double glazed units above, pendant light fitting, feature fireplace with marble insert in hearth and living flame coal effect gas fire, decorative dado rail, Virgin Media connection point (subject to usual transfer regulations), panelled radiator and power points.



MODERN FITTED KITCHEN 3.81m x 2.41m (12'6" x 7'11")

With Upvc double glazed side access door, Upvc double glazed window to side, coving to ceiling, eight LED spotlight fittings, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, solid wood block work surfaces with built in bowl and a half porcelain sink unit with mixer tap above, plumbing for slimline dishwasher, space for fridge/freezer, space for freestanding gas cooker, ceramic splashback tiling, ceramic tiled flooring, power points and access off to;



UTILITY ROOM 1.78m x 1.40m (5'10" x 4'7")

With Upvc double glazed window to rear, coving to ceiling, two spotlight fittings, base mounted storage cupboards, solid wood block work surface with built in Belfast sink unit and taps above, plumbing for automatic washing machine, panelled radiator, power points and doors lead off to;



DOWNSTAIRS WC 1.80m x 0.89m (5'11" x 2'11")

With Upvc double glazed frosted window to rear, pendant light fitting, access to loft space, a white low level WC and a gas combination boiler providing domestic hot water and central heating systems.



FIRST FLOOR LANDING

A gallery landing with Upvc double glazed window to side, pendant light fitting, smoke alarm, decorative archway, power points and doors lead off to rooms including;



BEDROOM ONE (FRONT) 4.34m x 2.67m plus recess (14'3" x 8'9" plus recess)

With three Upvc double glazed windows to front, two pendant light fittings, panelled radiator, oak effect laminate flooring, recessed under stair case providing ample domestic hanging and storage space and power points.



BEDROOM TWO 3.25m x 4.09m maximum (10'8" x 13'5" maximum)
With Upvc double glazed windows to rear, pendant light fitting, panelled radiator and power points.



FIRST FLOOR FAMILY BATHROOM 3.84m x 2.39m (12'7" x 7'10")

With Upvc double glazed frosted window to rear, three lamp light fitting, access to loft space, panelled radiator, a white four piece suite comprising of low level WC, pedestal sink unit, corner bath unit with Victorian style mixer tap and hair attachment, walk in double shower enclosure with thermostatic direct flow shower, ceramic splashback tiling and vinyl cushion flooring.



USEABLE LOFT SPACE 6.91m x 4.50m (22'8 x 14'9")

With two double glazed Velux windows to rear, stripped and treated pine floorboarding, double panelled radiator, power points and access to eaves providing ample domestic storage space.



EXTERNALLY



FORE GARDEN

Bounded by garden brick walls with metal works, a metal gate provides pedestrian access to the front of the property and a fore garden with mature shrubs and plants.



ENCLOSED REAR YARD

With concrete post and concrete panels along with garden brick walls, a paved area provides ample patio and sitting space along with ease of maintenance, external cold water tap and access leads off to;



DETACHED SECTIONAL GARAGE 6.02m x 4.27m (19'9" x 14'0")

With electric up and over door, power supply connected with fluorescent tube lighting, power points and ample domestic external storage space and electricity consumer unit.



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 or 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.

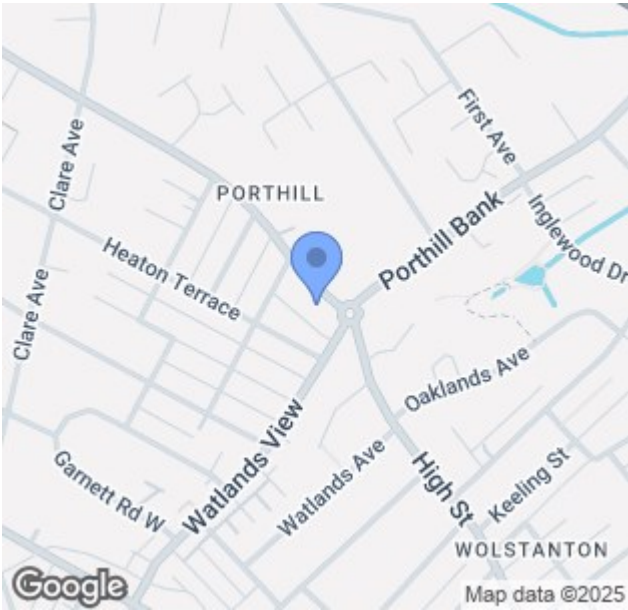
VIEWING

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 area (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		
69-80	C		77 C
55-68	D	57 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

