

5 Pirehill Road, Bradwell, Newcastle, Staffs, ST5 8NB



Freehold £143,950

Bob Gutteridge Estate Agents are pleased to offer to the market this well presented semi detached bungalow situated in this ever popular Bradwell location which provides ease of access to local shops, schools and amenities along with good road links to both the A34 and A500. As you would expect this home offers the modern day comforts of Upvc double glazing along with combi gas central heating and in brief the accommodation comprises of entrance hall, bay fronted lounge, modern fitted kitchen with built in appliances, modern shower room and a master bedroom. Externally the property enjoys gardens to both front and rear along with off road parking for three of so vehicles. We are also pleased to confirm this property is being sold with the added benefit of No Vendor Upward Chain!

ENTRANCE HALL

With Upvc double glazed frosted side access door with inset lead pattern, pendant light fitting, access to loft space, smoke alarm, panelled radiator and doors lead off to rooms including;

BAY FRONTED LOUNGE 3.99m x 3.33m (13'1" x 10'11")

With Upvc double glazed bay window to front, three lamp light fitting, panelled radiator, TV aerial connection point, BT telephone point (subject to usual transfer regulations), wall mounted focal electric fire, power points and Virgin Media connection point (subject to usual transfer regulations), door leads off to;



BEDROOM 3.56m x 3.33m (11'8" x 10'11")

With Upvc double glazed half bay window to rear, three lamp light fitting, panelled radiator, wall light fitting and power points.



MODERN FITTED KITCHEN 2.84m x 2.39m (9'4" x 7'10")

With Upvc double glazed window to side, Upvc double glazed frosted rear access door, four lamp light fitting, a range of base and wall mounted modern grey storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in high gloss granite effect with built in Zanussi four ring ceramic hob unit with oven beneath and extractor hood above, glazed splashback, integrated fridge/freezer, plumbing for automatic washing machine, door to built in boiler cupboard housing a Main boiler providing domestic hot water and heating system, panelled radiator, vinyl cushion flooring, power points and door to built in pantry with Upvc double glazed frosted window to side, electricity consumer unit and meter, ample domestic shelving and storage space, gas meter, and vinyl cushion flooring.



MODERN SHOWER ROOM 2.36m x 1.65m (7'9" x 5'5")

With Upvc double glazed windows to front and side aspects, enclosed light fitting, extractor fan, aqua boarding to walls, a modern white suite comprising of low level dual flush WC, pedestal sink unit with chrome mixer tap above and walk in double shower enclosure with Triton T80Z electric shower, vinyl cushion flooring, extractor fan and double panelled radiator.



EXTERNALLY

FORE GARDEN

Bounded by garden block walls along with paved border, paved driveway provides ample off road parking for two or so vehicles, access which leads alongside the property with cold water supply provides access off to;



REAR GARDEN

Bounded by concrete post and timber fencing with paved area providing ample domestic patio and sitting space, lawn section, raised beds to borders with various shrubs and plants, access to a timber shed with double access doors, glazed windows to side and ample domestic external storage space.



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 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

