

33 Bradwell Lane, Porthill, Newcastle, Staffs, ST5 8PP



Freehold £120,000

Bob Gutteridge Estate Agents are delighted to bring to the market this characterful and charming Victorian terraced home situated in this ever popular Porthill location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A34 and A500. This property offers many of the original charming characteristics such as lead patterned stained glass, sash windows and cornicing which add to the charm and appeal of this property. In brief the accommodation comprises of entrance hall, bay fronted sitting room, separate lounge, kitchen, downstairs WC, and to the first floor are two double bedrooms along with a first floor family bathroom. Externally the property enjoys a forecourt to frontage along with an enclosed rear yard. We can also confirm this property is being sold with the advantage of No Vendor Upward Chain !

ENTRANCE HALL

With part panelled/part frosted glazed front access door with inset lead pattern and stained glass, glazed skylight above, original cornice to ceiling, plate rack, pendant light fitting, BT telephone point (subject to usual transfer regulations) and doors lead off to rooms including;



BAY FRONTED LOUNGE 4.09m into bay x 3.07m (13'5" into bay x 10'1")

With glazed bay window to front, original cornice to ceiling, picture rail, pendant light fitting, feature fireplace with marble hearth and inset and open cast iron grate, built in meter cupboard and power points.



LOUNGE 3.48m x 4.14m (11'5" x 13'7")

With glazed sash window to rear with inset lead pattern and stained glass, coving to ceiling, picture rail, pendant light fitting, feature fireplace with ceramic inset along with coal effect living flame gas fire, power points, stairs to first floor landing and door off to;



CELLAR

Steps leading down, original stillage and lighting in place.

FITTED KITCHEN 3.94m x 2.44m (12'11" x 8'0")

With multi glazed window to side, florescent tube light fitting, free standing storage units, space for gas cooker, plumbing for automatic washing machine, stainless steel sink unit with taps above, ceramic wall tiling, vinyl cushion flooring, power points and access off to;



REAR LOBBY AREA

With part panelled/part glazed side access door, glazed frosted window to side, ceramic wall tiling, pendant light fitting, water stop cock, ceramic tiled flooring and door to;

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

With glazed window to side, pendant light fitting, a coloured suite comprising low level WC, wall mounted sink unit, fully tiled in high glaze wall ceramics with decorative border tile, ceramic tiled flooring.



FIRST FLOOR LANDING

With two pendant light fittings, plate rack, wall mounted electric night storage heater and doors to rooms including;



BEDROOM ONE (FRONT) 4.17m x 3.33m (13'8" x 10'11")

With glazed sash window to front, pendant light fitting, wall mounted electric night storage heater, power points and built in wardrobes providing ample domestic hanging and storage space etc.



BEDROOM TWO 3.20m x 3.53m (10'6" x 11'7")

With glazed window to rear, pendant light fitting, power points and a door to built in wardrobe providing ample domestic hanging and storage space etc.



FIRST FLOOR BATHROOM 3.91m x 2.41m (12'10" x 7'11")

With Upvc double glazed frosted window to rear, florescent tube light fitting, a coloured suite comprising low level WC, pedestal sink unit, panelled bath unit, ceramic wall tiling, wall mounted electric towel radiator and door to built in airing cupboard housing a copper water cylinder along with ample domestic drying space and storage space etc.



FORE COURT TO FRONTAGE

Bounded by garden brick walls and concrete post and timber fencing, timber gate provides pedestrian access to the front of the property, fore garden with mature shrubs and flagged pathway.



ENCLOSED REAR YARD

Bounded by garden brick walls and timber gate providing pedestrian access to the rear of the property, blue brick paved areas providing ease of maintenance and mature hedges and shrubs to borders.

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 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		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 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





ESTATE AGENTS & LETTINGS

Bob Gutteridge