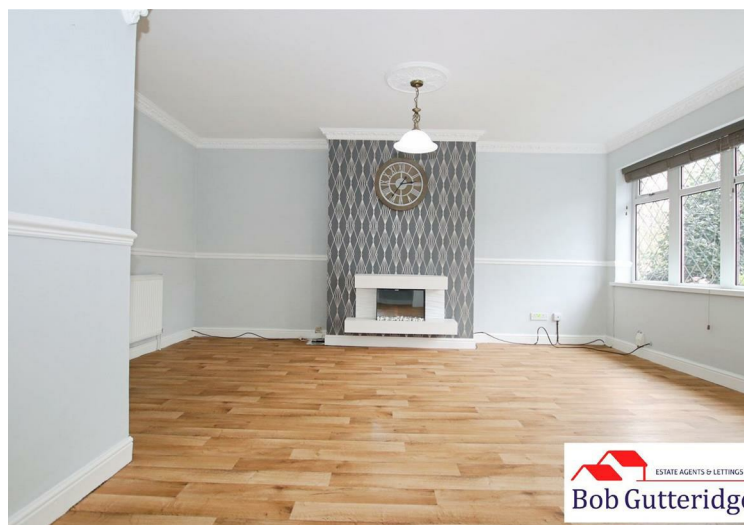


234 Fearn Avenue, Bradwell, Newcastle, Staffs, ST5 8LS

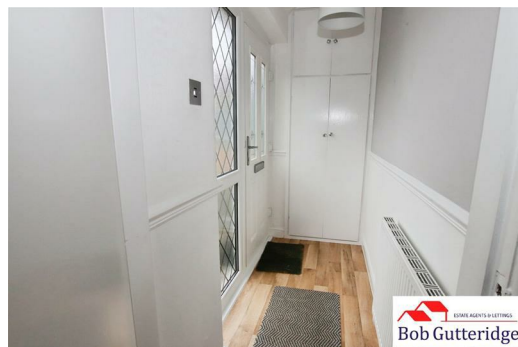


Freehold Offers in excess of £199,950

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented semi detached home situated in this ever popular and desirable Bradwell location which provides ease of access to Bursley Academy as well as offering good road links to the A34 & A500. This home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, spacious lounge / diner, downstairs WC, fitted kitchen / breakfast room, ground floor bedroom and to the first floor are two further bedrooms along with a first floor shower room. Externally the property offers off road parking to the front along with a detached sectional garage and to the rear an ease of maintenance rear garden can be located. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN ! Viewing Advised !

ENTRANCE HALL

With composite frosted double glazed front access door with inset lead pattern, Upvc double glazed frosted window to side, pendant light fitting, cornice to ceiling, decorative dado rail, panelled radiator, vinyl cushion flooring, double doors reveal built in store and access leads off to;



OPEN PLAN LOUNGE / DINING ROOM 5.08m reducing to 2.87m x 6.05m reducing to 3.15m (16'8" reducing to 9'5" x 19'10" reducing to 10'4")

With Upvc double glazed bow window to front with inset lead pattern, cornice to ceiling, two decorative ceiling roses, two pendant light fittings, decorative dado rail, two panelled radiators, vinyl cushion flooring, modern wall mounted pebble electric fire, TV aerial connection point, Virgin Media connection point (Subject to usual transfer regulations), stairs to first floor landing, power points and door leads off to;



INNER PASSAGE

With pendant light fitting, cornice to ceiling, decorative dado rail, vinyl cushion flooring and doors to rooms including;

DOWNSTAIRS WC 1.70m x 1.04m (5'7" x 3'5")

With Upvc double glazed frosted window to side, cornice to ceiling, pendant light fitting, decorative dado rail, panelled radiator, vinyl cushion flooring, a white suite comprising of low level WC and wall mounted sink unit.



FITTED KITCHEN / BREAKFAST ROOM 3.71m x 2.72m (12'2" x 8'11")

With Upvc double glazed rear access door to rear, Upvc double glazed window to rear, two spotlight fittings, door to built in boiler cupboard housing a Worcester gas combination boiler providing the domestic hot water and central heating systems, a range of base and wall mounted solid wood storage cupboards providing ample domestic cupboard and drawer space, granite work surface with built in porcelain sink unit with mixer tap above, space for freestanding electric cooker, space for fridge/freezer, plumbing for automatic washing machine, panelled radiator, ceramic splashback tiling, ceramic floor tiling and power points.



BEDROOM ONE (GROUND FLOOR) 3.15m x 3.73m (10'4" x 12'3")

With Upvc double glazed patio doors to rear, pendant light fitting, panelled radiator, TV aerial connection point, Virgin Media connection point (Subject to usual transfer regulations), vinyl cushion flooring and power points.



FIRST FLOOR LANDING

With Upvc double glazed window to side, pendant light fitting, access to loft space, smoke alarm, decorative dado rail, power points and two built in stores. Doors to rooms including;



BEDROOM TWO (FRONT) 3.89m x 3.15m (12'9" x 10'4")

With Upvc double glazed window to front with inset lead pattern, pendant light fitting, panelled radiator and power points.



BEDROOM THREE (REAR) 3.15m x 2.51m (10'4" x 8'3")

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



FIRST FLOOR SHOWER ROOM 2.77m x 1.88m (9'1" x 6'2")

With Upvc double glazed frosted window to side, enclosed light fitting, ceramic half wall tiling, tile effect laminate flooring, access to eaves, double panelled radiator, a white suite comprising of vanity sink unit with chrome mixer tap above, low level dual flush WC, corner glazed shower cubicle with thermostatic direct flow shower and aqua boarding to splashback.



EXTERNALLY



FORE GARDEN

Bounded by concrete post and timber fencing along with garden brick walls, mature shrubs and plants to borders, a double tarmac driveway allows for off road parking along with access alongside the property to;



ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, mature hedges to border along with garden brick walls, two paved areas providing ample patio and sitting space, mature shrubs and plants along with access off to;



DETACHED SECTIONAL GARAGE

With up and over door and ample domestic external storage space.

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.

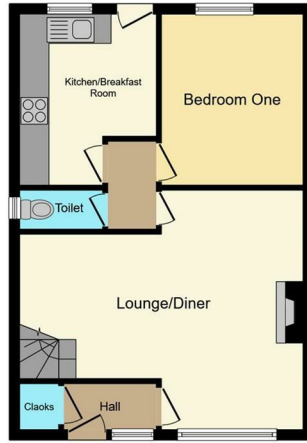
SERVICES

Main services of gas, electricity, water and drainage are connected.

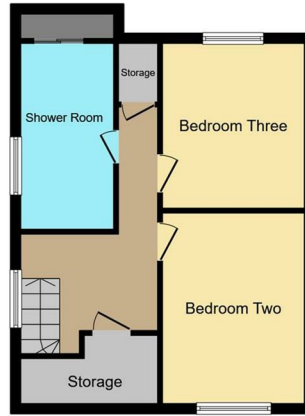
VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

234 Fearn Avenue, Newcastle, ST5 8LS



Ground Floor



First Floor

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

 **Bob Gutteridge**
ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	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



 **Bob Gutteridge**
ESTATE AGENTS & LETTINGS