

## 31 Arnold Grove, Bradwell, Newcastle, Staffs, ST5 8LB



**Freehold £165,000**



Bob Gutteridge Estate Agents are pleased to offer to the market this traditional semi detached home situated on this ever popular and convenient Bradwell location which allows ease of access to local shops, schools and amenities as well as offering good road links to the A34 and A500. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating system and in brief the accommodation comprises of entrance hall, lounge, separate sitting room, fitted kitchen, utility room and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers gardens to both front and rear along with off road parking and a detached sectional garage. We can also confirm this home is being sold with the advantage of No Vendor Upward Chain!

### ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern and stained glass, Upvc double glazed window to side, pendant light fitting, double panelled radiator, wood effect flooring, smoke alarm, stairs to first floor landing and door leads off to;



### LOUNGE 3.48m x 3.07m (11'5" x 10'1")

With Upvc double glazed window to front, with inset lead pattern and stained glass to skylight, coving to ceiling, decorative ceiling rose, pendant light fitting, panelled radiator, BT and Virgin media connection point (subject to usual transfer regulations) and power points.



### SITTING ROOM 5.79m x 2.87m maximum (19'0" x 9'5" maximum)

With double glazed window to rear, coving to ceiling, three lamp light fitting, four lamp light fitting, feature fire surround with built in modern coal effect gas fire, Virgin media connection point (subject to usual transfer regulations), panelled radiator and power points.



**FITTED KITCHEN 3.71m reducing to 1.96m x 2.06m (12'2" reducing to 6'5" x 6'9")**

With double glazed frosted window to side, LED strip light fitting, a range of base and wall mounted white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in plasticised bowl and a half sink unit with chrome mixer tap above, built in four ring gas hob unit with Belling oven/grill beneath plus extractor hood above, stainless steel splashback, ceramic splashback tiling, vinyl cushion flooring, power points, space for fridge/freezer and access off to;



**UTILITY 1.91m x 1.91m (6'3" x 6'3")**

With double glazed window to rear, part panelled/part glazed rear access door, florescent tube light fitting, plumbing for automatic washing machine, power points and vinyl cushion flooring.



**FIRST FLOOR LANDING**

With Upvc double glazed frosted window to side, pendant light fitting, smoke alarm, access to loft space, doors to rooms including;



**BEDROOM ONE (FRONT) 3.81m x 3.12m (12'6" x 10'3")**

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



### **BEDROOM TWO 3.30m x 3.02m (10'10" x 9'11")**

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points and door to built in boiler cupboard housing a Main combi Eco boiler providing domestic hot water and central heating systems.



### **BEDROOM THREE (FRONT) 2.51m x 1.83m (8'3" x 6'0")**

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



### **FIRST FLOOR BATHROOM 2.01m x 1.63m (6'7" x 5'4")**

With Upvc double glazed frosted window to side, three lamp light fitting, built in suite comprising dual flush WC, sink unit with chrome mixer tap above, panelled bath unit with mixer tap and shower attachment, ceramic splashback tiling, vinyl cushion flooring and towel radiator.



### **EXTERNALLY**

#### **FORE GARDEN**

Bounded by garden block walls along with mature hedge to frontage, bark chipping area providing ease of maintenance and shrubs and plants to borders, a shared tarmac driveway leads alongside the property providing off road parking along with access off to;



## REAR GARDEN

Bounded by concrete post and timber fencing along with mature hedges to borders, a flagged driveway provides off road parking, lawn section and mature shrubs and plants 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

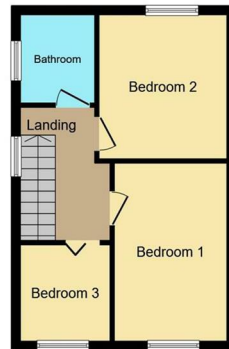
Main services of gas, electricity, water and drainage are connected.

## VIEWING

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



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 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

