

26 Bradwell Lane, Porthill, Newcastle, Staffs, ST5 8JU



Freehold £164,950

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented semi detached home situated in this popular and leafy Porthill location which provides ease of access to local shops, schools and amenities as well as offering good road links to both the A34 & A500. As you would expect 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, through lounge/dining room, modern fitted kitchen, utility room and to the first floor are two double bedrooms along with a luxury fully tiled bathroom. Externally the property offers gardens to front and rear along with off road parking provided by a sectional garage to the rear. Viewing Of This Home Is A Must !

ENTRANCE HALL

With Upvc double glazed front access door with inset lead pattern, Upvc double glazed window to side, pendant light fitting, battery and mains smoke alarm, panelled radiator, oak effect laminate flooring, stairs to first floor landing, wall mounted Hive thermostat and doors lead off to rooms including;



THROUGH LOUNGE / DINING ROOM 6.05m x 3.38m reducing in dining area to 2.95m (19'10" x 11'1" reducing in dining area to 9'8")
With Upvc double glazed windows to front and rear aspects, two pendant light fittings, panelled radiator, oak effect laminate flooring, TV aerial connection point, Virgin Media connection point (Subject to usual transfer regulations), feature fireplace with built in modern coal effect gas fire and power points.



FITTED KITCHEN 3.00m x 2.26m (9'10" x 7'5")

With Upvc double glazed window to rear, three lamp light fitting, built in electricity meter cupboard, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in marble effect with built in stainless steel sink unit with chrome mixer tap above, space for freestanding gas cooker with extractor hood above, stainless steel splashback, ceramic splashback tiling, ceramic floor tiling, panelled radiator, space for fridge/freezer and door leads off;



PANTRY

With Upvc double glazed frosted window to side and ample domestic shelving space and storage space.

UTILITY ROOM 3.12m x 1.96m maximum (10'3" x 6'5" maximum)

With panelled front and rear access doors, glazed window to side, gas meter, plumbing for dishwasher, plumbing for automatic washing machine, round edge work surface in oak effect, power points, vinyl cushion flooring and access to built in boiler cupboard housing a Worcester combination boiler providing the domestic hot water and central heating systems, space for condenser dryer plus ample domestic storage space.



FIRST FLOOR LANDING

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



BEDROOM ONE (FRONT) 4.29m x 3.18m (14'1" x 10'5")

With two Upvc double glazed windows to front, pendant light fitting, panelled radiator, modern grey wood effect laminate flooring, power points and door to built in wardrobe providing ample domestic hanging space and storage space.



BEDROOM TWO (REAR) 3.38m x 3.12m (11'1" x 10'3")

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



LUXURY FIRST FLOOR BATHROOM 2.26m reducing to 1.65m x 1.88m maximum (7'5" reducing to 5'5" x 6'2" maximum)

With Upvc double glazed frosted window to side, four LED spotlight fittings, fully tiled in modern grey wall ceramics with inset feature tile works, extractor fan, a modern chrome vertical radiator, a white suite comprising of low level dual flush WC, "L" shaped bath/shower unit with monobloc chrome mixer tap along with thermostatic direct flow shower with separate hair attachment, vanity sink unit with chrome mixer tap above and vinyl cushion flooring.



EXTERNALLY



FORE GARDEN

Bounded by mature hedges to borders with wrought iron gate providing pedestrian access to the front of the property, paved pathway, lawn section with blue slate chipping to border, mature shrubs and plants plus access off to off to;



ENCLOSED REAR GARDEN

Bounded by mature hedges to borders with timber gate providing pedestrian access to the rear of the property, lawn section with a wealth of mature shrubs and plants to borders, paved and timber decked area providing ample domestic patio space and sitting space and vehicular access to the rear of the property which provides access to;



DETACHED SECTIONAL GARAGE

With up and over door, three 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.



Floor Plan



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		
69-80	C		76 C
55-68	D	64 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

