

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



Freehold Offers over £195,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and up to date semi detached home situated in this ever popular and convenient Bradwell location which provides ease of access to local shops, schools and amenities 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, lounge, fitted kitchen/dining room, ground floor modern bathroom and to the first floor are three generous sized bedrooms. Externally the property offers gardens to front and rear along with off road parking plus a detached brick garage. We can also confirm that this home is being sold with the added benefit of **NO VENDOR CHAIN** !

ENTRANCE HALLWAY

With Upvc double glazed door to front, spotlight fitting, battery smoke alarm, stairs to first floor and door leading off to;

LOUNGE 3.78m maximum x 4.19m maximum (12'5" maximum x 13'9" maximum)

With Upvc double glazed window to front, pendant light fitting, coving to ceiling, single panelled radiator, Altech thermostat, cast iron log burner, BT Openreach connection point (subject to usual transfer regulations), TV aerial connection point, power points and doors leading off to;



UNDERSTAIR STORAGE AREA

With Upvc double glazed window to side, Vaillant combination boiler providing the domestic hot water and central heating systems, gas meter, electricity consumer unit and door leading off to;

GROUND FLOOR BATHROOM 1.68m x 2.24m (5'6" x 7'4")

With Upvc double glazed frosted window to side, six spotlight fittings, extractor fan, chrome towel radiator, a white suite consisting of low-level dual flush WC, pedestal sink unit with mixer tap, spa bath unit with mixer tap, built in thermostatic direct flow shower, ceramic tiled flooring and ceramic wall tiling with decorative ceramic dado tiling.



FITTED KITCHEN / DINING ROOM 4.42m x 4.95m reducing to 2.90m (14'6" x 16'3" reducing to 9'6")

With Upvc frosted double glazed window to side, Upvc double glazed door to rear, coving to ceiling, pendant light fitting, five spotlight fittings, modern vertical radiator, a range of soft cream base and wall-mounted storage cupboards providing ample domestic storage space, square-edge wood effect work surface with bowl-and-a-half fitted sink unit with mixer tap, Beko fan assisted oven, gas hob unit with extractor hood above, fitted Baumatic microwave, space for fridge/freezer, wood effect laminate wood flooring, integrated dishwasher. power points and Upvc sliding patio door leads off to;



HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 2.44m x 2.69m (8'0" x 8'10")

With Upvc double glazed panels to sides and rear, Upvc double glazed patio doors to rear, wall-mounted electric heater, TV aerial connection point and power points.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, pendant light fitting, battery smoke alarm, access to loft and doors leading off to;

BEDROOM ONE (FRONT) 3.84m maximum x 3.53m (12'7" maximum x 11'7")

With Upvc double glazed window to front, coving to ceiling, spotlight fitting, double panelled radiator, fitted over-bed storage units, TV aerial connection point, power points and door to additional storage space.



BEDROOM TWO (REAR) 2.79m x 3.15m (9'2" x 10'4")

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, double panelled radiator, TV aerial connection point and power points.



BEDROOM THREE (REAR) 1.85m x 2.21m (6'1" x 7'3")

With Upvc double glazed window to rear, coving to ceiling, four-lamp spotlight fitting, double panelled radiator, TV aerial connection point and power points.



EXTERNALLY

FORE GARDEN

Bounded by garden brick walls, a tarmac drive providing space for multiple vehicles and gate provides access alongside the property to;

ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, Indian stone paved area providing patio and sitting space, paved pathways, an artificial grassed lawn area and timber decking providing further patio and sitting space. Access to;



BRICK-BUILT GARAGE / SUMMERHOUSE

With electric roller front access door, Upvc double glazed patio doors to side, lighting plus power supply 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.

Fearn Avenue, Bradwell, Newcastle, ST5



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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	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



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