

16 Bradwell Lane, Newcastle, ST5 8JU

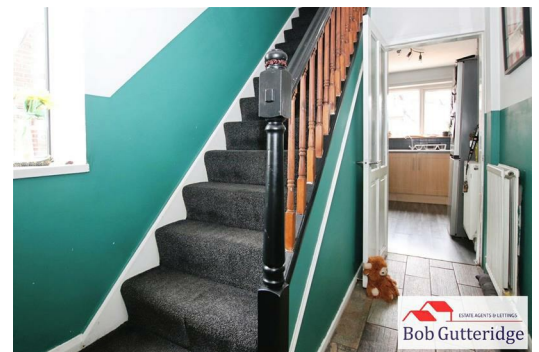
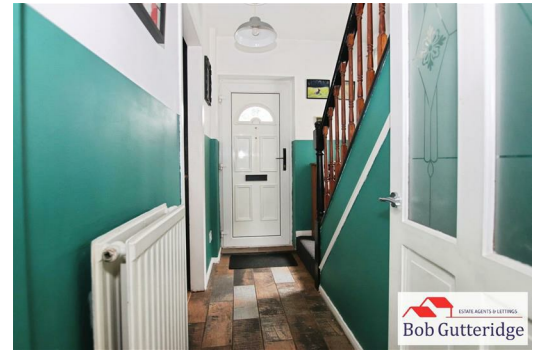


Freehold £164,950

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable semi-detached home, situated in the leafy and ever-popular Porthill location, which provides easy access to local shops, schools, and amenities, as well as being well placed for access to the A34 and A500. This home offers the modern-day comforts of Upvc double glazing along with gas combination central heating. In brief, the accommodation comprises an entrance hall, L-shaped lounge/dining room, modern fitted kitchen, utility room, and to the first floor, two double bedrooms. Externally, the property offers gardens to the front and rear, along with off-road parking and a detached brick garage/workshop. Viewing of this home is considered essential to appreciate the accommodation on offer!

ENTRANCE HALL

With Upvc double-glazed frosted front access door featuring inset lead pattern with numerics, Upvc double-glazed window to side, pendant light fitting, smoke alarm, double-panelled radiator, ceramic tiled flooring and power points. Access leads off to:



"L" SHAPED LOUNGE / DINING ROOM 5.99m x 3.40m reducing to 2.92m (19'8" x 11'2" reducing to 9'7")

With Upvc double-glazed double patio doors to rear, Upvc double glazed window to front, coving to ceiling, two pendant light fittings, decorative dado rail, cast-iron feature log burner with tiled hearth, oak-effect laminate flooring, panelled radiator and power points.



FITTED KITCHEN 3.00m x 2.21m (9'10" x 7'3")

With Upvc double-glazed window to rear, three-lamp light fitting, a range of base and wall-mounted shaker oak-effect storage cupboards providing ample domestic cupboard and drawer space, round-edge work surface with a built-in stainless-steel sink unit with mixer tap above, space for range cooker, space for fridge/freezer, double-panelled radiator, modern grey wood-effect laminate flooring and power points. Door to under-stairs storage cupboard with Upvc window to side, original stillage and ample storage space.



UTILITY ROOM 2.95m x 1.91m (9'8" x 6'3")

With Upvc rear access door, Upvc double glazed front access door with inset lead-pattern and stained glass, pendant light fitting, gas meter, plumbing for automatic washing machine, space for condenser dryer, base-mounted storage cupboards providing domestic storage space, round-edge work surface in wood-block effect, ceramic tiled flooring, panelled radiator and power points.



FIRST FLOOR LANDING

With Upvc double-glazed window to side, access to loft space, pendant light fitting, decorative ceiling rose and doors leading off to rooms including:



BEDROOM ONE (FRONT) 4.29m x 2.79m (14'1" x 9'2")

With two Upvc double-glazed windows to front, coving to ceiling, pendant light fitting, panelled radiator, power points and sliding wardrobe doors revealing built-in wardrobe providing ample hanging and storage space.



BEDROOM TWO (REAR) 3.38m reducing to 2.82m x 3.15m (11'1" reducing to 9'3" x 10'4")

With Upvc double-glazed window to rear, pendant light fitting, coving to ceiling, panelled radiator, power points and built-in double wardrobe providing domestic hanging and storage space.



FIRST FLOOR BATHROOM 1.93m x 1.73m (6'4" x 5'8")

With Upvc double-glazed window to side, enclosed light fitting, a white suite comprising low-level dual flush WC, vanity sink unit with chrome mixer tap above, panel bath unit with Victorian-style mixer tap and shower attachment plus Triton Enrich electric shower, ceramic wall tiling, panelled radiator, stripped and treated floorboards, double doors revealing a built-in boiler cupboard housing Worcester gas combination boiler providing the domestic hot water and central heating systems.



EXTERNALLY

FORE GARDEN

Bounded by concrete posts and timber fencing along with garden brick walls with metalwork. Tarmac driveway providing off-road parking for several vehicles and access alongside the property to:



REAR GARDEN

Bounded by concrete posts and timber fencing with a concreted area for ease of maintenance, lawn section, a paved area to the rear providing ample domestic patio and sitting space, shrubs to borders with planters and access to a detached brick garage.



DETACHED BRICK GARAGE / WORKSHOP 7.49m x 3.18m (24'7" x 10'5")

Wit double timber access doors, lighting, power points 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.

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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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HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm



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