

## 25 Old Hall Drive, Bradwell, Newcastle, Staffs, ST5 8RQ



**Freehold £245,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and up to date 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. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, downstairs WC, through lounge/diner, half brick & Upvc double glazed conservatory and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear along with off road parking and a detached brick garage. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN ! Viewing Advised !

### ENTRANCE HALL 1.07m x 2.51m (3'6" x 8'3")

With Upvc double glazed composite front access door, pendant light fitting, battery/mains smoke alarm, double panelled radiator, coving to ceiling, power point, stairs to first floor landing and doors leading off to;



 Bob Gutteridge

### GROUND FLOOR WC 1.37m x 1.83m maximum (4'6" x 6'0" maximum)

With Upvc double glazed frosted window to front, pendant light fitting, ceramic splashback tiling, low level WC, pedestal sink unit and towel radiator.



 Bob Gutteridge



 Bob Gutteridge

## LOUNGE / DINING ROOM 4.11m x 3.73m increasing to 7.29m (13'6" x 12'3" increasing to 23'11")

With Upvc double glazed bay window to front, two pendant light fittings, two panelled radiators, feature fireplace with fitted gas fire, TV aerial connection point, Virgin Media internet connection point (subject to usual transfer regulations), power points, phone line connection and doors leading off to;



Bob Gutteridge



Bob Gutteridge



Bob Gutteridge

## HALF BRICK CONSERVATORY 2.92m x 2.92m (9'7" x 9'7")

With Upvc double glazed windows to side and rear aspects, Upvc double glazed patio doors to side, wood effect laminate flooring, pendant light fitting, TV aerial connection point and power points.



## FITTED KITCHEN 2.41m x 2.95m (7'11" x 9'8")

With Upvc double glazed window to rear, Upvc double glazed side access door, pendant light fitting, a range of base and wall-mounted soft grey storage cupboards providing ample domestic cupboard and drawer space, built in fridge/freezer, plumbing for automatic washing machine, square edge worktop with built-in bowl and a half sink unit with mixer tap above, CDA fitted oven with four-ring gas hob above plus extractor hood above, power points, wood effect laminate flooring, access to understairs storage cupboard housing the electricity consumer unit and a built-in boiler cupboard housing a Potterton Performance 30HE gas combination boiler providing the domestic hot water and central heating systems.



## FIRST FLOOR LANDING 2.97m x 0.86m (9'9" x 2'10")

With Upvc double glazed frosted window to side, five lamp spotlight fitting, battery/mains smoke alarm, access to former airing cupboard providing ample domestic storage space and doors leading off to rooms including;

## FIRST FLOOR BATHROOM 1.96m x 1.68m (6'5" x 5'6")

With Upvc double glazed frosted window to side, four spotlight fittings, extractor fan, chrome towel radiator, three-piece suite comprising low level dual flush WC, pedestal sink unit, panelled bath unit with mixer tap above plus glazed shower screen, thermostatic direct flow shower, ceramic tiling to floor and walls with additional decorative dado tiling to walls.



## **BEDROOM ONE (FRONT) 4.70m (maximum) x 3.91m (maximum) (15'5" (maximum) x 12'10" (maximum))**

With Upvc double glazed windows to front and side aspects, pendant light fitting, two single panelled radiators and power points.



 ESTATE AGENTS & LETTINGS  
Bob Gutteridge



 ESTATE AGENTS & LETTINGS  
Bob Gutteridge



 ESTATE AGENTS & LETTINGS  
Bob Gutteridge



 ESTATE AGENTS & LETTINGS  
Bob Gutteridge

## **BEDROOM TWO (REAR) 2.31m x 2.64m (7'7" x 8'8")**

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



ESTATE AGENTS & LETTINGS  
Bob Gutteridge



ESTATE AGENTS & LETTINGS  
Bob Gutteridge

## **BEDROOM THREE (REAR) 1.96m x 2.34m (6'5" x 7'8")**

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



ESTATE AGENTS & LETTINGS  
Bob Gutteridge



ESTATE AGENTS & LETTINGS  
Bob Gutteridge

## **EXTERNALLY**

### **FORE GARDEN**

With a stone flag path and stone chipping for ease of maintenance and a driveway providing parking for up to three vehicles.



ESTATE AGENTS & LETTINGS  
Bob Gutteridge

## ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing, with stone patio area providing ample domestic patio and sitting space, stone chipping and timber gates providing access to driveway and front yard.



Bob Gutteridge  
ESTATE AGENTS & LETTINGS



Bob Gutteridge  
ESTATE AGENTS & LETTINGS



Bob Gutteridge  
ESTATE AGENTS & LETTINGS



Bob Gutteridge  
ESTATE AGENTS & LETTINGS



Bob Gutteridge  
ESTATE AGENTS & LETTINGS

## BRICK BUILT GARAGE 2.49m x 4.88m (8'2" x 16'0")

With up and over metal door, pendant light fitting and space for one vehicle.

## **COUNCIL TAX**

Band 'C' 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**

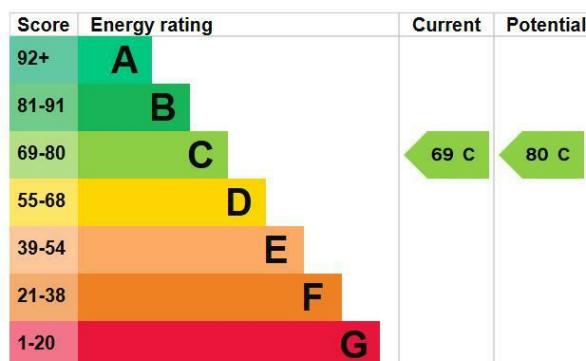
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## **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.



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

