

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



**Freehold Offers over £225,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully modernised and updated semi detached bungalow situated in this ever popular and convenient Bradwell location which provides good road links to the A34 & A500 as well as being well placed for access to local shops, schools and amenities. This beautifully presented home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of modern fitted kitchen / diner, spacious lounge with feature gas fire, two double bedrooms with both offering built in wardrobes and a luxury four piece bathroom. Externally the property offers ample off road parking along with a brick garage plus a landscaped enclosed rear garden which offers a good degree of privacy. This Truly Wonderful Home Should Be Viewing At A Potential Purchasers Earliest Convenience !

### FITTED KITCHEN / DINING ROOM 3.81m x 3.73m (12'6" x 12'3")

With Upvc double glazed window to the front with inset Georgian pattern, composite double glazed frosted side access door with inset lead pattern, a range of base and wall-mounted high-gloss white storage cupboards providing ample domestic cupboard and drawer space, square-edge oak-effect work surfaces with built-in resin sink unit and mixer tap above, ceramic splashback tiling, oak-effect laminate flooring, double vertical radiator, space for an American-style fridge/freezer, under-cupboard lighting, built-in boiler cupboard housing a Baxi 800 combination boiler providing the domestic hot water and central heating systems, built-in AEG four-ring electric induction ceramic hob unit with extractor hood above, built-in Beko fan-assisted double oven with grill, integrated Beko dishwasher, integrated Beko washing machine, power points and access leading off to;



### INNER HALLWAY

With access to loft space, pendant light fitting, smoke alarm, positive airflow vent, decorative dado rail, power points, oak-effect laminate flooring and doors leading off to rooms including:



## LOUNGE 4.55m maximum x 3.73m (14'11" maximum x 12'3")

With Upvc double glazed sliding patio doors to the rear, coving to ceiling, decorative ceiling rose, pendant light fitting, a feature cast-iron log effect gas fire with tiled hearth, oak-effect laminate flooring, TV aerial connection point, BT telephone point (Subject to usual transfer regulations) and power points.



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## **BEDROOM ONE (FRONT) 3.56m x 3.40m (11'8" x 11'2")**

With Upvc double glazed window to the front with inset Georgian pattern, pendant light fitting, decorative ceiling rose, panelled radiator, BT telephone extension, power points and built-in double wardrobes providing ample domestic hanging and storage space.



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## **BEDROOM TWO (REAR) 3.76m x 2.62m (12'4" x 8'7")**

With Upvc double glazed window to the rear with inset Georgian pattern, decorative ceiling rose, pendant light fitting, panelled radiator, power points and a built-in double wardrobe providing ample domestic hanging and storage space.



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## **FOUR PIECE BATHROOM 2.51m x 1.98m (8'3" x 6'6")**

With Upvc frosted window to the side, LED light fitting, a modern white suite comprising of low-level dual flush WC, vanity sink unit with chrome mixer tap above, panelled bath unit with chrome mixer tap and shower attachment, walk-in shower with thermostatic direct-flow shower, ceramic splashback tiling, ceramic tiled flooring and a modern vertical radiator.



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## **EXTERNALLY**

## FORE GARDEN

With a garden brick wall to border with metal works, a tarmac driveway provides off road parking to the front of the property with mature shrubs to border, double metal gates provide vehicular access alongside the property with further off road parking, external light fitting and access leads off to;

## ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, a stone paved area provides ample patio and sitting space, lawn section with mature shrubs to borders, lawn section, external lighting, external power points, a decked area provides further patio and sitting space plus access leads off to;



## BRICK GARAGE 2.89 x 4.56 (9'5" x 14'11")

With up and over door, Upvc double glazed window to side, side access door and ample domestic external storage space.

## 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**

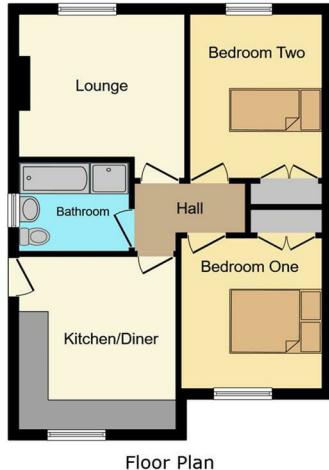
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## **SERVICES**

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

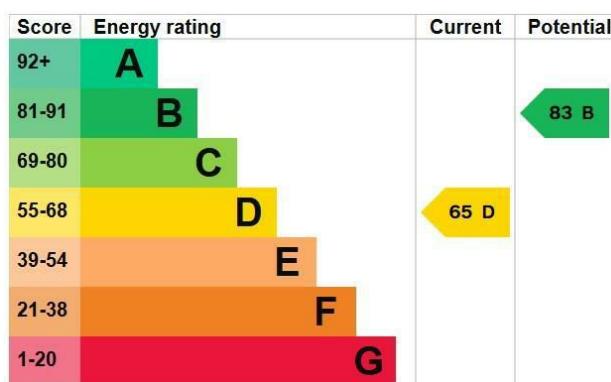
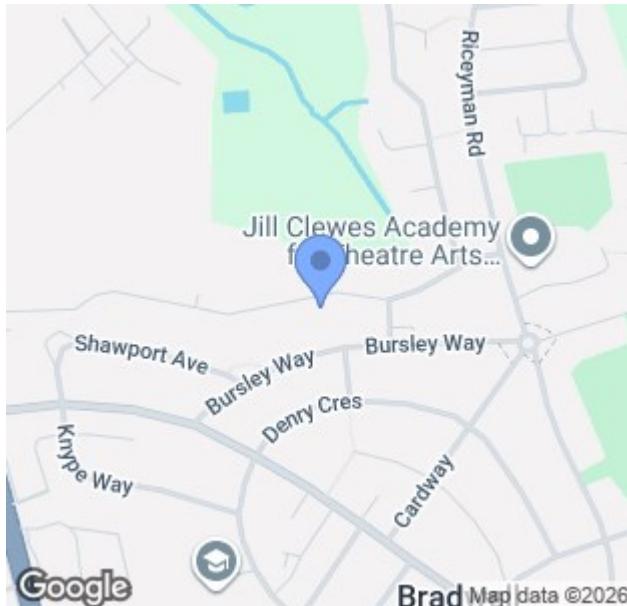
## **VIEWING**

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



Floor Plan

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.co.uk



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

