

## 66 Arnold Grove, Bradwell, Newcastle-under-Lyme, Staffordshire, ST5 8LD



**Freehold £144,950**

Bob Gutteridge Estate Agents are delighted to bring to market this 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 property is a non traditional construction in a cussin's design, however are accepted by High Street mortgage lenders such as Santander, Natwest and Halifax. 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, spacious lounge, sitting room, fitted kitchen, brick-built store with downstair w/c and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers generous gardens to front and rear along with off road parking. Available Now With No Vendor Chain !

### ENTRANCE LOBBY 4.04m x 2.03m (13'3" x 6'8")

With Upvc double glazed frosted front access door, pendant light fitting, single panelled radiator, battery smoke alarm, access to understairs storage cupboard, stairs to first floor and door leading off to;



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### LOUNGE 4.09m maximum x 3.96m (13'5" maximum x 13'0")

With Upvc double glazed window to front, three-lamp spotlight fitting, feature hearth with fitted pebble-effect fire and timber surround, TV aerial connection point, power points and doors leading off to;



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## DINING ROOM 3.12m x 2.84m (10'3" x 9'4")

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator, power points, TV aerial connection point and door leading off to;



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## FITTED KITCHEN 3.00m x 2.79m (9'10" x 9'2")

With Upvc double glazed window to rear, two-lamp spotlight fitting, single panelled radiator, vinyl cushion flooring, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, access to understairs storage cupboard, stainless steel sink unit, a Potterton Gold gas combination boiler providing the domestic hot water and heating systems, power points, space for fridge freezer, space for washing machine, space for freestanding oven, built-in meter cupboard housing electricity meter and consumer unit and door leading off to;



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## BRICK-BUILT STORE ROOM 1.98m x 2.03m (6'6" x 6'8")

With timber rear access door, pendant light fitting, gas meter, access to former coal shed, timber front access door and downstairs WC;



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## FIRST FLOOR LANDING 2.29m x 2.03m (7'6" x 6'8")

With Upvc double glazed frosted window to side, pendant light fitting, loft access, access to former airing cupboard providing ample domestic storage space and doors leading off to;



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## **BEDROOM ONE (FRONT) 3.61m x 2.95m with additional recess for door (11'10" x 9'8" with additional recess for door)**

With Upvc double glazed window to front, single panelled radiator, pendant light fitting, built-in storage cupboard providing storage space and power points.



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## **BEDROOM TWO (REAR) 3.99m x 3.15m maximum (13'1" x 10'4" maximum)**

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator, power points and built-in storage cupboard providing ample domestic storage space.



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### **BEDROOM THREE (FRONT) 2.82m x 2.74m (9'3" x 9'0")**

With Upvc double glazed window to front, pendant light fitting, access to built-in storage cupboard providing ample domestic storage space and power points.



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### **FIRST FLOOR BATHROOM 2.13m x 1.68m (7'0" x 5'6")**

With Upvc double glazed frosted window to rear, enclosed light fitting, single panelled radiator, vinyl cushion flooring, a white suite comprising low-level WC, pedestal sink unit, panelled bath unit with mixer tap above and separate hair attachment and white ceramic splashback tiling.



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### **EXTERNALLY**

#### **FRONT GARDEN**

Bounded by mature shrubbery, concrete posts and timber fencing, with a stone flag driveway providing parking for up to 3 vehicles.

## ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing, with a large rear lawn.



## 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

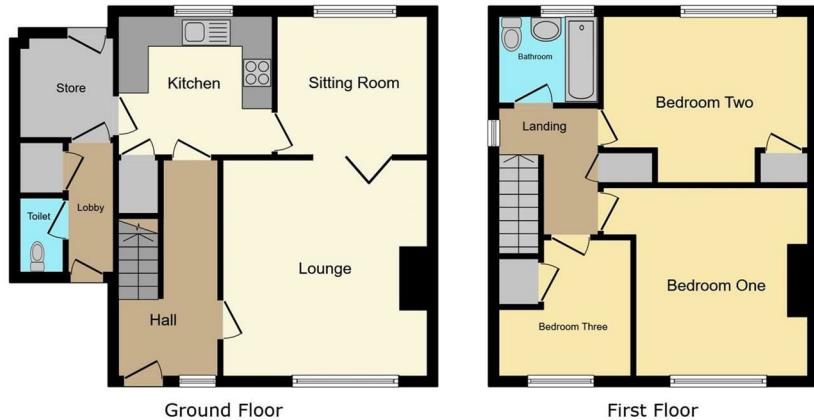
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## 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.



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



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

