

**SAMUEL
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BESPOKE ESTATE AGENTS



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The Cardway, Bradwell, Newcastle-under-Lyme
£220,000 Offers In Excess Of
3 Bedrooms 1 Reception Rooms 1 Bathroom

"Oh, I leave quite an impression, Twelve feet to be exact!" Inviting you to the GORGEOUS THREE-BEDROOM SEMI DETACHED HOME ON THE CARDWAY! Offers a prime location being close to local amenities, schools, and travel links while being only a short drive from major road links. An abode that offers the perfect blend of sophistication and comfort all in one beautiful package, with a cottage feel. On offer is the COZY LIVING ROOM boasting a LOG BURNER fireplace to keep you warm. To the chef's delight the MODERN FITTED KITCHEN, features sleek countertops, ample cabinet space, and plenty of room for appliances. The ground floor is also home to a UTILITY ROOM and WC for convenience. To the first floor, the MAIN BEDROOM is a true sanctuary, boasting a generous size, plush carpets, a cupboard, and a large window soaking the room with light. The two additional bedrooms are perfect for family, guests, or even a HOME DRESSING ROOM. Each room offers plenty of space for beds, or the versatility to suit your needs. Serving is a GORGEOUS BATHROOM, completed with both a bathtub and an overhead shower. Outside, you'll find a PRIVATE BACK GARDEN, ideal for hosting summer barbecues. The slate area provides the perfect spot for alfresco dining. Here you will also discover the large lawn area perfect for little ones to run around. Let your imagination run wild! Finally, there is plenty of space for all your vehicles with an extensive paved driveway to the front. So grab this invitation to view this home and CONTACT SAMUEL MAKEPEACE TODAY TO SECURE YOUR VIEWING!

ROOM DETAILS

INTERIOR

GROUND FLOOR

Storm Porch

Entrance Hall

Double glazed window and door, tiled flooring, cupboard and radiator.

Lounge

Double glazed window, fireplace with log burner and radiator.

Kitchen

Double glazed window. Fitted wall and base units and work surfaces. Sink and drainer, built under cooker, gas hob and cooker hood. Spaces for fridge freezer and dishwasher. Laminate wood flooring and radiator.

Laundry

Double glazed window and door. Spaces for washing machine and dryer. Laminate flooring.

WC

Double glazed window, LLWC, hand wash basin and laminate wood flooring.

FIRST FLOOR

Landing

Double glazed window, cupboard and loft access.

Bedroom One

Double glazed window, cupboard and radiator.

Bedroom two

Double glazed window and radiator.

Bedroom Three

Double glazed window, cupboard and radiator.

Bathroom

Double glazed window. LLWC, hand wash basin and bath with overhead shower. Laminate flooring, part tiled walls, extractor fan and radiator.

EXTERIOR

Front

Paved driveway and decorative slate area. Side access to rear.

Rear

The paved slate area at the bottom with steps and a lawn area with decorative shrubs.



EPC Rating:
D

Council Tax:
Band A

Tenure:
Freehold



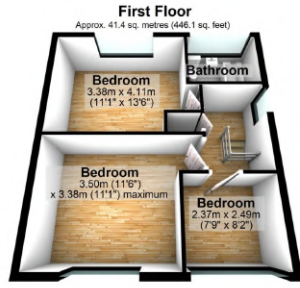
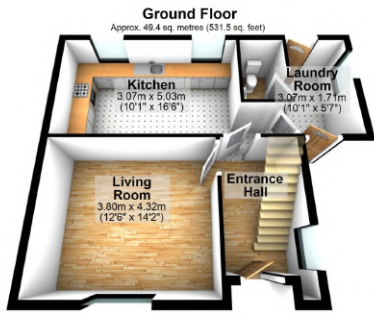


Call us now 01782 914 444 to enquire!

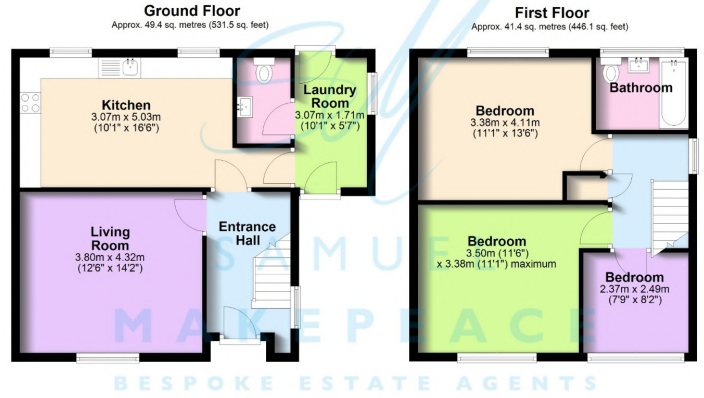








Total area: approx. 90.8 sq. metres (977.6 sq. feet)



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Disclaimer

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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