

## 59 Clare Avenue, Bradwell, Newcastle, Staffordshire, ST5 8PU



**Freehold £165,000**

**\*\* NO VENDOR CHAIN ! \*\*** Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented and up to date spacious town house 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 happy home of many years 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, modern open plan fitted kitchen / diner, utility room, downstairs WC and to the first floor are three generous bedrooms with each offering a built in wardrobe and a modern first floor bathroom. Externally the property offers desirable gardens to front and rear. Viewing Of This Home Is A Must & We Can Also Confirm That This Home Is Being Sold With The Added Benefit Of NO VENDOR CHAIN !

## ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern, Upvc double glazed frosted window to side, three-lamp spotlight fitting, smoke alarm, Karndean wood-effect flooring, double panelled radiator, built-in meter cupboard, power points, stairs lead to the first-floor landing and doors lead off to rooms including:



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## LOUNGE 4.42m x 3.30m (14'6" x 10'10")

With Upvc double glazed window to front, coving to ceiling, pendant light fitting, feature fireplace with living flame coal-effect gas fire. Virgin & BT telephone connection points (Subject to usual transfer regulations), double panelled radiator and power points.



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## FITTED KITCHEN / DINING ROOM 5.46m x 3.02m (17'11" x 9'11")

With Upvc double glazed window to rear, coving to ceiling, three LED spotlight fittings, heat detector, pendant light fitting, decorative dado rail, double panelled radiator, tile-effect Karndean flooring, a range of base and wall-mounted beechwood effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in marble effect with built-in bowl-and-a-half porcelain sink unit with chrome mixer tap above, integrated four-ring electric induction ceramic hob unit, built-in Belling fan-assisted oven with grill above, plumbing for automatic washing machine, space for fridge/freezer, TV aerial connection point, power points and door to:



## BUILT IN PANTRY

With frosted glazed window to side, pendant light fitting, original stillage and ample domestic shelving and storage space.

## UTILITY ROOM 4.04m maximum x 2.36m maximum (13'3" maximum x 7'9" maximum)

With panelled side and rear access doors, LED tube light fitting, Main gas combination boiler providing domestic hot water and central heating systems, space for condensing dryer, base-mounted storage cupboards, round edge work surface, door to built in store and door to:



## DOWNSTAIRS WC 1.37m x 0.81m (4'6" x 2'8")

With glazed window to rear, white low-level WC and vinyl cushion flooring.



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## FIRST FLOOR LANDING

With a pendant light fitting, access to loft space, two doors provide access to built-in storage cupboards providing ample domestic storage space. Doors lead off to rooms including:



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## BEDROOM ONE (REAR) 4.47m x 3.30m reducing to 2.77m (14'8" x

10'10" reducing to 9'1")

With Upvc double glazed window to rear, two pendant light fittings, coving, double panelled radiator, power points and door to a built-in wardrobe providing ample domestic hanging and storage space.



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## BEDROOM TWO (FRONT)

With Upvc double glazed window to front, artex ceiling, panelled radiator, pendant light fitting, power points, BT telephone extension and door to a built-in wardrobe providing domestic hanging and storage space.



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## BEDROOM THREE (FRONT) 4.34m x 2.11m (14'3" x 6'11")

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



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## FIRST FLOOR BATHROOM 2.01m x 1.68m (6'7" x 5'6")

With Upvc frosted double glazed window to rear, three-lamp light fitting, a white suite comprising low-level dual flush WC, pedestal sink unit with chrome mixer tap, panel bath unit with chrome mixer tap plus electric Triton T80 shower, Karndean wood-effect flooring and modern chrome towel radiator.



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## EXTERNALLY

## FORE GARDEN

Bounded by concrete post and timber fencing. A metal gate provides pedestrian access to the front of the property, paved pathways, lawn section, raised beds with mature shrubs and limestone chippings for ease of maintenance, a paved seating area allowing for sitting space and access via a side entry leads off to:



## ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, an Indian stone-paved area provides ample patio and sitting space, lawn section with raised beds, limestone chipping area provides further patio 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**

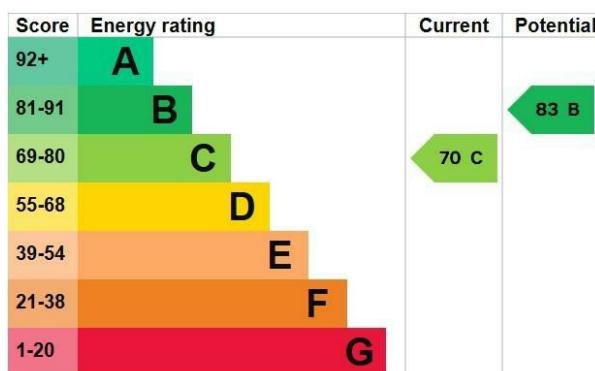
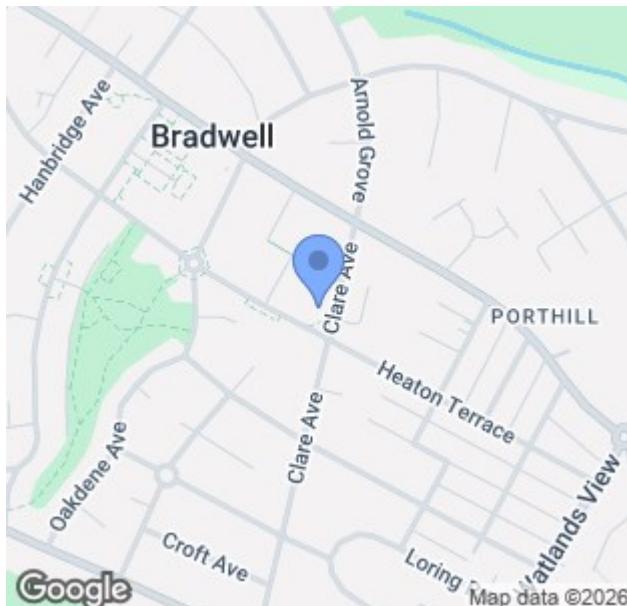
Main services of gas, electricity, water and drainage are connected.

## **VIEWING**

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



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

