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ESTATE AGENTS & LETTINGS
Bob Gutteridge

37 Old Hall Drive, Bradwell, Newcastle-under-Lyme, Staffordshire, ST5 8RQ

Freehold £239,950

Bob Gutteridge Estate Agents are pleased to bring to the market this modern detached home, situated in this well regarded Bradwell location, which provides ease of access to local amenities, whilst also offering good road links to the A500 & A34 . As you would expect, this home benefits from the modern-day comforts of double glazing and gas central heating. The property offers spacious living arrangement which in brief comprises entrance hall, spacious lounge, dining room, fitted kitchen, ground floor W/C, and to the first floor are three generous-sized bedrooms, one with an en-suite shower room, together with a first-floor bathroom. Externally, the property offers gardens to the front and rear, as well as driveway parking for up to three vehicles and a detached brick-built garage. This attractive home provides generous accommodation and a convenient location, making it an appealing proposition for families and those requiring easy access to both Newcastle town center and other commuter links.

Viewing of this home is essential !

ENTRANCE HALLWAY 2.49m x 1.50m (8'2" x 4'11")

With timber double glazed frosted front access door, pendant light fitting, smoke alarm, coving to ceiling, single panelled radiator, power points, stairs to first floor and doors leading off to;

GROUND FLOOR WC 1.88m x 0.79m (6'2" x 2'7")

With timber double glazed frosted window to front, pendant light fitting, single panelled radiator, a white suite comprising low level WC and pedestal sink unit with taps above and ceramic splashback tiling.

LOUNGE 3.71m x 4.34m (12'2" x 14'3")

With timber double glazed window to front, three lamp light fitting, coving to ceiling, single panelled radiator, feature hearth with timber surround and coal effect fire, TV aerial connection point, power points and access off to;

DINING ROOM 2.11m x 3.00m (6'11" x 9'10")

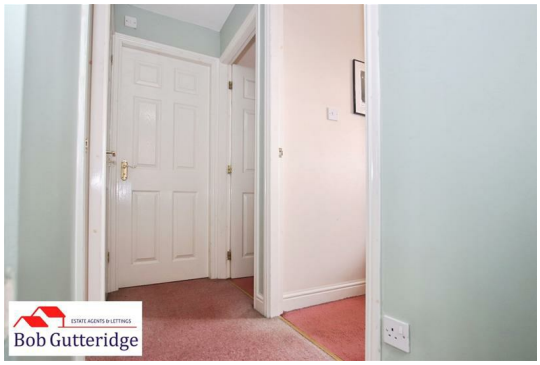
With aluminium double glazed patio sliding doors to rear, pendant light fitting, coving to ceiling, single panelled radiator and power points.

FITTED KITCHEN 2.97m x 2.41m (9'9" x 7'11")

With timber double glazed side access door, timber double glazed window to rear, three lamp spotlight fitting, single panelled radiator, a range of base and wall mounted kitchen storage cupboards providing ample domestic cupboard and drawer space, round edge worktops, built-in ceramic bowl and a half sink unit with mixer tap above, built-in Whirlpool oven with four ring gas hob and extractor hood above, space for fridge/freezer, space for automatic dishwasher, space for automatic washing machine, power points, ceramic splashback tiling, a Glow-worm Ultimate gas boiler providing the domestic heating system, and access to under stairs storage cupboard housing the electricity consumer unit and providing ample domestic storage space.

FIRST FLOOR LANDING 2.90m x 0.86m (9'6" x 2'10")

With timber double glazed frosted window to side, pendant light fitting, loft access, smoke alarm, power points, access to airing cupboard housing a copper hot water heater providing the domestic hot water system and doors leading off to;



BEDROOM ONE (FRONT) 3.78m x 3.20m (12'5" x 10'6")

With timber double glazed window to front, pendant light fitting, single panelled radiator, power points and door leading off to;

ENSUITE SHOWER ROOM 2.24m x 0.74m (7'4" x 2'5")

With timber double glazed frosted window to side, pendant light fitting, extractor fan, single panelled radiator, glazed shower enclosure with a Mira Play electric shower unit, hand wash basin with taps above, white ceramic splashback tiling and wood effect vinyl cushion flooring.

BEDROOM TWO (REAR) 2.64m x 2.29m (8'8" x 7'6")

With timber double glazed window to rear, pendant light fitting, single panelled radiator and power points.

BEDROOM THREE (REAR)

With timber double glazed window to rear, pendant light fitting, single panelled radiator and power points.

FIRST FLOOR BATHROOM 1.68m x 1.98m (5'6" x 6'6")

With timber double glazed window to side, pendant light fitting, extractor fan, single panelled radiator, a white suite comprising low level WC, pedestal sink unit with mixer tap above, panel bath unit with mixer tap and separate hand attachment above, ceramic splashback tiling and wood effect vinyl cushion flooring.

EXTERNALLY

FOREGARDEN

Bounded by timber fencing and mature border hedges, with stone paving, lawn, outdoor wall mounted light fitting, built-in meter boxes housing gas and electric meters, driveway parking for up to three vehicles and access off to;

ENCLOSED REAR GARDEN

Bounded by mature border hedges, with stone flag paving and patio area providing ample domestic patio and seating space, generous lawn and access off to decking with covered outdoor seating area providing further outdoor seating.

DETACHED BRICK BUILT GARAGE 5.16m x 2.51m (16'11" x 8'3")

With timber glazed window to side, tube light fitting, electricity consumer unit and power points.

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 or 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.

Old Hall Drive, Newcastle

Ground Floor First Floor

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.io

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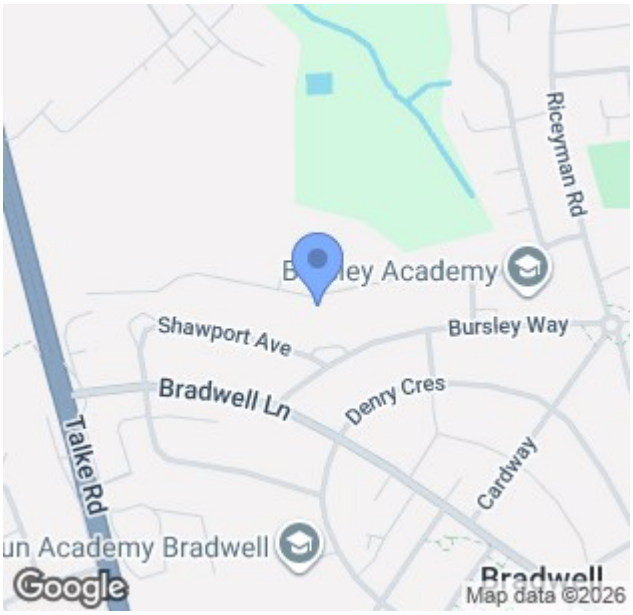

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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

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