

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



46 Bradwell Lane, Bradwell, Newcastle, ST5 8JT

£165,000

- New Flooring Throughout
- Contemporary Decoration
- Combi Boiler
- Generous Sized Back Garden
- Two Double Bedrooms
- Utility Room
- UPVC Double Glazing Throughout
- Sought After Location

A two bedroom semi-detached house in an ideal location!

This semi-detached house is certain to appeal to first time buyers or those looking to downsize. Featuring contemporary decoration throughout, and brand new floor coverings!

The ground floor offers an entrance hallway, a spacious lounge-diner and a kitchen with a separate utility room thanks to an extension.

The first floor is home to two double bedrooms and a comfortable and modernised bathroom. Gas central heating is provided from a combi boiler and UPVC double glazed windows are present throughout.

The front of the property presents the opportunity to create formal off road parking by applying for a lowered kerb to the local council and the back garden is of a very generous size.

Bradwell is a sought-after location, offering easy access to local shops, schools, and leisure facilities. With excellent transport links, you'll be well-connected to Newcastle-under-Lyme and surrounding areas.

Contact us today for your viewing!



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. New grey fitted carpet. Radiator. Stairs to the first floor.

LIVING ROOM

19'10 max x 11'02 max (6.05m max x 3.40m max)

Two UPVC double glazed windows. New grey fitted carpet. Radiator. Wall mounted electric fire.

KITCHEN

9'08 x 7'04 (2.95m x 2.24m)

UPVC double glazed window. New vinyl flooring. Radiator. Range of wall cupboards and base units with worktop space and tiled splashback. Store cupboard

UTILITY

9'09 x 5'10 (2.97m x 1.78m)

UPVC double glazed window and rear door. New vinyl flooring. Radiator. Plumbing for appliances

FIRST FLOOR

LANDING

UPVC double glazed window. New fitted carpet. Radiator.

BEDROOM ONE

12'03 x 9'03 (3.73m x 2.82m)

Two UPVC double glazed windows. New fitted carpet. Radiator. Storage area containing combi boiler.

BEDROOM TWO

11'08 x 10'03 (3.56m x 3.12m)

UPVC double glazed window. New fitted carpet. Radiator

BATHROOM

7'03 max x 5'03max (2.21m max x 1.60m max)

UPVC double glazed window. New vinyl flooring. Radiator. W/C. Wash basin. Bath. Tiled walls.

OUTSIDE

To the rear of the property there is a long garden with lawns.

At the front there is a small driveway and a lawn.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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