

39 Fearn Avenue, Bradwell, Newcastle, Staffordshire, ST5 8NA



Freehold £175,000

Bob Gutteridge Estate Agents are pleased to offer to the market this beautifully presented semi-detached bungalow situated in this ever popular and convenient Bradwell location. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, bay fronted lounge, modern fitted kitchen, utility room, two pleasant sized bedrooms along with a modern shower room. Externally the property provides off road parking to the front of the property for two or so vehicles along with an enclosed rear garden. We can also confirm this home is being sold with the advantage of No Vendor Chain !

ENTRANCE HALL

With Upvc double glazed frosted side access door, coving to ceiling, smoke alarm, enclosed light fitting, access to loft space with pull down ladder, panelled radiator, oak effect laminate flooring and doors lead to rooms including;



BAY FRONTED LOUNGE 4.88m into bay x 3.00m (16'0" into bay x 9'10")

With Upvc double glazed bay window to front, coving to ceiling, pendant light fitting, feature marble surround with built in living flame coal effect gas fire, Virgin Media connection point, (subject to usual transfer regulations), double panelled radiator and power points.



FITTED KITCHEN 2.54m x 2.69m (8'4" x 8'10")

With Upvc double glazed window to side, coving to ceiling, three lamp light fitting, a range of base and wall mounted beechwood effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with mixer tap above, space for freestanding electric cooker with extractor hood above, ceramic half walled tiling, oak effect laminate flooring, double panelled radiator, power points and part panelled/part glazed door provides access off to;



UTILITY ROOM 3.33m x 1.55m (10'11" x 5'1")

With Upvc double glazed frosted side access door, Upvc double glazed window to rear, Upvc double glazed window to side, coving to ceiling, enclosed light fitting, plumbing for automatic washing machine, space for condenser dryer, space for under counter fridge plus freezer, ceramic splashback tiling, power points and a Main combination boiler providing the domestic hot water and central heating systems.



BEDROOM ONE (REAR) 3.61m x 2.97m (11'10" x 9'9")

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, panelled radiator, power points and built in wardrobes providing ample hanging and storage space etc.



BEDROOM TWO (FRONT) 2.72m x 2.44m (8'11" x 8'0")

With Upvc double glazed window to side, Upvc double glazed octagonal frosted window to front, coving to ceiling, pendant light fitting, panelled radiator and power points.



FULLY TILED SHOWER ROOM 1.68m x 1.78m (5'6" x 5'10")

With Upvc double glazed frosted window to side, enclosed light fitting, coving, a white suite comprising of low level dual flush WC, pedestal sink unit, a corner glazed shower cubicle with electric shower, ceramic half wall tiling, double panelled radiator and vinyl cushion flooring.



EXTERNALLY

FORE GARDEN

With concrete/timber post and timber fencing to borders along with garden block walls, limestone chippings providing ease of maintenance along with ample off road parking, access which leads alongside the property to;

REAR GARDEN

Bounded by concrete post and timber fencing, with timber decked area and patio and sitting space, paved pathways and limestone chipping providing ease of maintenance.



COUNCIL TAX

Band "B" 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

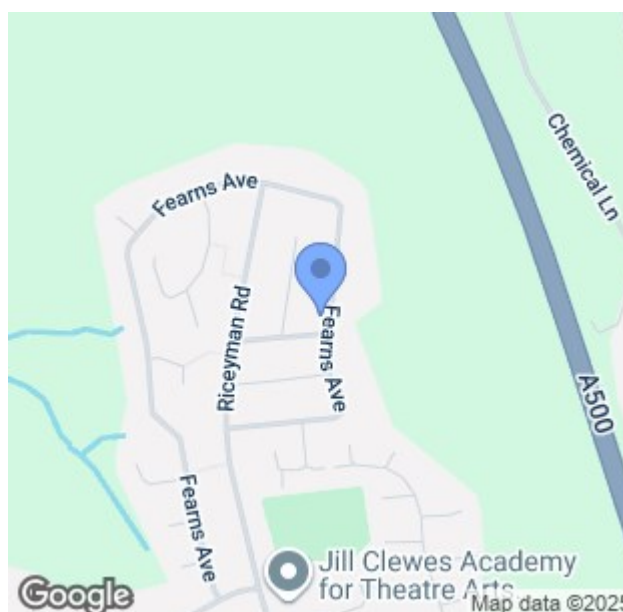
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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

