

## 25 Fearn Avenue, Bradwell, Newcastle-under-Lyme, Staffordshire, ST5 8ND



**Freehold £171,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this semi-detached bungalow situated in this desirable Bradwell location. As you would expect this home 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, fitted kitchen / diner, Upvc double glazed conservatory, two bedrooms, and a shower room. Externally the property offers gardens to front and rear along with off road parking and a detached sectional garage. The location is perfect for access to a local shop, schools and amenities as well as offering good road links to the A34 & A500. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

**ENTRANCE LOBBY 2.92m x 0.89m (9'7" x 2'11")**

With Upvc double glazed side access door, enclosed light fitting, single panelled radiator, loft access, an Optima XM alarm system, smoke alarm, and doors leading off to;

**BAY FRONTED LOUNGE 3.00m maximum x 4.75m maximum (9'10" maximum x 15'7" maximum)**

With Upvc double glazed bay window to front, pendant light fitting, two wall mounted light fittings, coving to ceiling, double panelled radiator, feature hearth with fitted electric fireplace, TV aerial connection point, phone line connection point and power points.



## FITTED KITCHEN / DINER 5.23m x 3.02m (17'2" x 9'11")

With Upvc double glazed windows to side, fluorescent tube light fitting, three lamp spotlight fitting, double panelled radiator, a range of base and wall mounted kitchen storage cupboards providing ample domestic cupboard and drawer space, a freestanding Hotpoint double oven with four ring gas hob above, built-in stainless steel sink unit with built-in draining rack, ceramic splashback tiling, space for automatic washing machine, Worcester gas combination boiler providing the domestic hot water and heating systems and aluminium double glazed sliding patio doors to;



### CONSERVATORY 2.90m x 1.42m (9'6" x 4'8")

With Upvc double glazed windows to side and rear aspects, Upvc double glazed rear access door, wall mounted light fittings, ceramic tile flooring, and power point.



### BEDROOM ONE (REAR) 3.63m x 3.02m maximum (11'11" x 9'11" maximum)

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, power points and fitted wardrobes providing ample domestic storage space.



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

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



## SHOWER ROOM 1.78m x 1.65m (5'10" x 5'5")

With Upvc double glazed frosted window to side, three lamp spotlight fitting, ceramic wall tiling with decorative ceramic dado tiling, ceramic tile flooring, double panelled radiator, Dimplex fitted wall mounted electric heater, a white suite comprising low level dual flush WC, pedestal sink unit, and glazed shower unit with thermostatic direct flow shower.



## EXTERNALLY

### FRONT GARDEN

Bounded by garden brick wall with metal front access gate, stone flag paving, generous lawn, mature shrubbery, built-in meter cupboard housing gas and electric meters, with access to detached sectional garage providing extra parking for one vehicle and driveway parking for up to three vehicles.



## ENCLOSED REAR GARDEN

Bounded by garden block walls, timber posts, and timber fencing, with stone flag paving and patio area providing ample domestic patio and sitting space and timber-built garden shed.



## 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.



Floor Plan

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 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

