

## 32 Priam Close, Bradwell, Newcastle-under-Lyme, Staffordshire, ST5 8LJ



**Freehold £269,950**

Bob Gutteridge Estate Agents are pleased to offer to the market this detached home situated in a highly regarded cul-de-sac in Bradwell which provides ease of access to local shops, schools and amenities as well as offering good road links to the A34 and A500. 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, spacious lounge, fitted kitchen / diner, downstairs W/C, half brick conservatory and to the first floor are three good sized bedrooms along with a first floor family bathroom. Externally the property offers gardens to front and rear along with ample off road parking plus an integral brick garage. Viewing of this desirable property is essential !

### ENTRANCE HALLWAY 1.85m x 1.17m (6'1" x 3'10")

With Upvc double glazed frosted front access door, pendant light fitting, coving to ceiling, smoke alarm, single panelled radiator, power points, phone line / ADSL connection point, stairs to first floor and door leading off to;



**BAY FRONTED LOUNGE 4.85m x 3.81m (15'11" x 12'6")**

With Upvc double glazed bay window to front, three-lamp light fitting, two wall-mounted light fittings, coving to ceiling, double panelled radiator, feature hearth with timber surround and fitted coal effect fire, TV aerial connection point, power points, wood effect laminate flooring, and door leading off to;



## FITTED KITCHEN / DINER 4.78m x 2.90m (15'8" x 9'6")

With Upvc double glazed window to rear, aluminium sliding patio doors to rear, fluorescent light fitting, three-lamp spotlight fitting, double panelled radiator, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge wood effect worktop, built-in stainless steel bowl and a half sink unit with mixer tap above, dual compartment oven with four-ring gas hob and extractor hood above, space for fridge/freezer, power points, ceramic splashback tiling, wood effect laminate flooring and doors leading off to;



### **HALF BRICK CONSERVATORY 2.74m x 3.28m (9'0" x 10'9")**

With Upvc double glazed windows to side and rear aspects, Upvc double glazed patio French doors to side, three-lamp fan light fitting, wall-mounted electric room heater, wood effect vinyl cushion flooring and power points.



### **REAR LOBBY 1.07m x 0.89m (3'6" x 2'11")**

With timber glazed rear access door, enclosed light fitting, tile effect vinyl cushion flooring and doors leading off to;

### **GROUND FLOOR WC 1.47m x 0.84m (4'10" x 2'9")**

With Upvc double glazed frosted window to rear, enclosed light fitting, single panelled radiator, a white suite comprising low level dual flush WC, hand wash basin, ceramic wall tiling and vinyl cushion flooring.



**FIRST FLOOR LANDING 2.79m x 1.70m (9'2" x 5'7")**

With Upvc double glazed frosted window to side, pendant light fitting, smoke alarm, loft access, coving to ceiling, built-in storage cupboard providing ample domestic storage space and doors leading off to;



**BEDROOM ONE (FRONT) 3.68m x 2.74m (12'1" x 9'0")**

With Upvc double glazed window to front, pendant light fitting, coving to ceiling, single panelled radiator, built-in storage cupboards providing ample domestic storage space and power points.



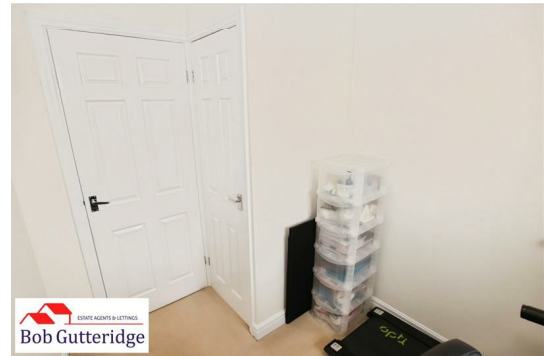
**BEDROOM TWO (REAR) 2.97m maximum x 2.62m (9'9" maximum x 8'7" )**

With Upvc double glazed window to rear, pendant light fitting, coving to ceiling, single panelled radiator, built-in storage cupboards providing ample domestic storage space and power points.



**BEDROOM THREE (FRONT) 2.77m x 1.98m maximum (9'1" x 6'6" maximum)**

With Upvc double glazed window to front, pendant light fitting, coving to ceiling, single panelled radiator, built-in storage cupboard providing ample domestic storage space and power points.



**FIRST FLOOR FULLY TILED BATHROOM 1.73m x 2.01m (5'8" x 6'7")**

With Upvc double glazed frosted window to rear, enclosed light fitting, extractor fan, coving to ceiling, single panelled radiator, a white suite comprising low level dual flush WC, pedestal sink unit, panel bath unit with Triton T80 electric shower above, ceramic wall tiling and wood effect vinyl cushion flooring.



**EXTERNALLY**



## FORE GARDEN

With stone paving, plum slate chipping, parking for up to two vehicles and access off to;



## INTEGRAL GARAGE 4.93m x 2.51m (16'2" x 8'3")

With metal up and over style garage door, LED light fitting, space for automatic washing machine, space for condenser dryer, built-in meter cupboards housing gas and electricity meters, electricity consumer unit, Worcester gas combination boiler providing the domestic hot water and heating systems, ample domestic storage space, and parking for one vehicle.



**ENCLOSED REAR GARDEN**

Bounded by concrete posts and timber fencing, with stone paving and patio area providing ample domestic patio and sitting space, stone chippings, generous lawn, mature shrubbery, and a timber front access gate.



**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 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.io



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

