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ESTATE AGENTS & LETTINGS
Bob Gutteridge

19 Bridgnorth Grove, Mitchells Wood, Newcastle, Staffs, ST5 7QP







Freehold Offers in excess of £195,000

Bob Gutteridge Estate Agents are delighted to bring to the market this immaculately presented semi-detached home, pleasantly situated within a cul-de-sac position on the popular Mitchells Wood development in Chesterton. The property provides ease of access to local shops, schools, and amenities, whilst also offering excellent road links to both the A34 and A500. As expected, the home benefits from the modern-day comforts of Upvc double glazing together with gas central heating. In brief, the accommodation comprises a storm porch, spacious full-width lounge, modern fitted kitchen/dining room, and a lean to incorporating a useful utility cupboard. To the first floor are three well-proportioned bedrooms together with a fully tiled family bathroom. Externally, the property enjoys a low-maintenance foregarden providing ample off-road parking for several vehicles. To the rear is an enclosed garden enjoying a good degree of privacy and backing onto open countryside, together with a detached sectional garage and an additional external store, providing excellent outdoor storage space. The agents are also pleased to confirm that this property is offered to the market with the added benefit of No Vendor Upward Chain !

Viewing is highly recommended to fully appreciate the superb presentation, generous outside space, and enviable position this wonderful home has to offer.

STORM PORCH 1.68m x 0.91m (5'6" x 3'0")

With composite front access door incorporating a frosted double-glazed side panel, wood-effect flooring, coat hooks, and Upvc double-glazed frosted front access door leading to:

FULL WIDTH LOUNGE 4.50m x 3.76m (14'9" x 12'4")

With Upvc double-glazed bow window to the front, pendant light fitting, panelled radiator, engineered parquet flooring, TV aerial connection point, BT telephone connection point (subject to the usual transfer regulations), power points, staircase rising to the first-floor landing, and door leading to:







MODERN FITTED KITCHEN / DINING ROOM 4.37m x 2.95m (14'4" x 9'8")

With two Upvc double-glazed windows to the rear, Upvc double-glazed frosted rear access door, three-lamp light fitting, two downlights, a range of base and wall-mounted wood-effect storage cupboards providing ample domestic cupboard and drawer space, butcher's block-effect round-edged work surfaces incorporating a built-in brushed stainless steel five-ring gas hob with oven beneath and extractor hood above, built-in resin sink unit with chrome mixer tap, plumbing for a dishwasher, ceramic splashback tiling, double-panelled radiator, space for a fridge/freezer, oak-effect laminate flooring, power points, and door leading to:







LEAN TO 3.38m x 3.02m (11'1" x 9'11")

With Upvc double-glazed window to the rear, Upvc double-glazed patio doors to the side, coving to ceiling, three-lamp light fitting, feature wood-panelled wall, ceramic tiled flooring, power points, and access to;





BUILT IN UTILITY AREA
With plumbing for an automatic washing machine, space for a stacked condenser dryer, and power points.

FIRST FLOOR LANDING 2.11m x 1.83m (6'11" x 6'0")
With Upvc double-glazed window to the side, pendant light fitting, and doors leading off to:



BEDROOM ONE (FRONT) 3.71m x 2.54m (12'2" x 8'4")
With Upvc double-glazed window to the front, pendant light fitting with fan assist, panelled radiator, power points, and built-in wardrobe providing ample domestic hanging and storage space.





BEDROOM TWO (REAR) 2.87m x 2.13m (9'5" x 7'0")
With Upvc double-glazed window to the rear, pendant light fitting, panelled radiator, and power points.





BEDROOM THREE (REAR) 2.29m x 1.96m (7'6" x 6'5")
With Upvc double-glazed window to the rear, pendant light fitting, panelled radiator, and power points.





FIRST FLOOR BATHROOM 2.41m x 1.80m (7'11" x 5'11")
With Upvc double-glazed frosted window to the front, fully tiled walls in ceramic tiling with decorative quarter-border tile, white suite comprising a low-level dual-flush WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, vinyl cushion flooring, and panelled radiator.



EXTERNALLY

FORE GARDEN

With boundaries formed by garden brick walls, a tarmac driveway providing ample off-road parking, paved pathway providing ease of maintenance, and a further tarmac driveway extending alongside the property providing access to:





ENCLOSED REAR GARDEN

With boundaries formed by concrete posts and timber fencing together with timber posts and timber fencing, paved pathways, lawn section, and a paved patio area providing ample patio and seating space, with access leading to:









DETACHED SECTIONAL GARAGE

With double timber access doors incorporating glazed panels, glazed side window, and ample domestic external storage space.

EXTERNAL STORE

With Upvc double-glazed window to the side incorporating inset lead pattern, panelled side access door, and ample domestic external storage space.

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 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.

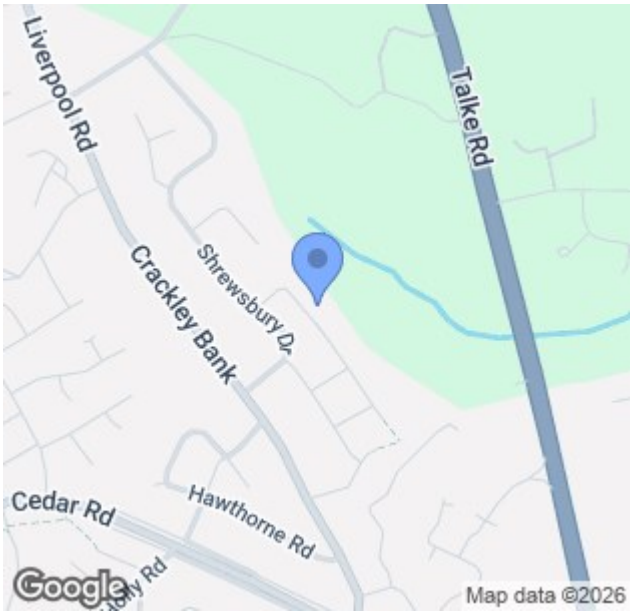
Bridgnorth Grove, Newcastle

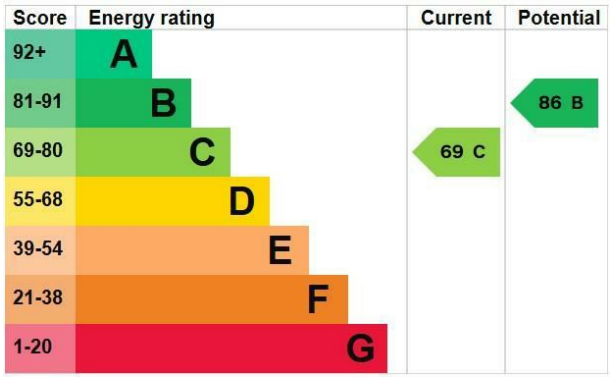


Ground Floor First Floor

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.