

81 Oldcastle Avenue,, Bradwell, Newcastle, Staffordshire, ST5 8HG



Freehold £152,500

Bob Gutteridge Estate Agents are delighted to bring to the market this immaculately presented and up to date semi detached home situated in this ever popular Bradwell location. The vendors of this property really have maintained it to a good standard which is apparent from the minute you pull up to the frontage. As you would expect the property offers Upvc double glazing along with gas central heating and internally the accommodation provides entrance hall, bay fronted lounge, modern fitted kitchen / diner, utility room, two built in stores, downstairs w.c. and to the first floor are three bedrooms along with a modern first floor bathroom. Externally the property has been landscaped to the front to provide off road parking along with providing access alongside the property to an established and desirable rear garden. Internal Inspection Of This Property Is A Must !

ENTRANCE HALLWAY

With part panelled part glazed front access door, Upvc double glazed window to side, pendant light fitting, panelled radiator, built in store, fitted carpet, stairs to first floor landing and doors to rooms including;



BAY FRONTED LOUNGE 3.96m by 3.89m (13'0" by 12'9")

With Upvc double glazed bay window to front, coving to ceiling, pendant light fitting, two spotlight fittings, feature fireplace with inset modern pebble effect electric fire, wood effect laminate flooring, power points, panelled radiator and Virgin Media connection point (Subject to usual transfer regulations).



REAR HALLWAY

With beechwood effect laminate flooring, door to built in store and access off to;

FITTED KITCHEN / DINER 4.06m by 3.00m (13'4" by 9'10")

With Upvc double glazed window to rear, spotlight fittings, a range of base mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in woodblock effect, built in stainless steel sink unit with mixer tap above, built in four ring gas hob unit with oven beneath plus extractor hood above, recessed area providing space for dishwasher with plumbing plus fridge/freezer, ceramic splashback tiling, beechwood effect laminate flooring, power points and panelled radiator.



UTILITY ROOM

With panelled front and rear access doors, base mounted storage cupboards providing ample domestic storage space, round edge work surface in granite effect, plumbing for automatic washing machine, space for condenser dryer, gas boiler providing the domestic hot water and central heating systems, ceramic wall plus floor tiling, power points, two wall light fittings, door to built in store and access to;

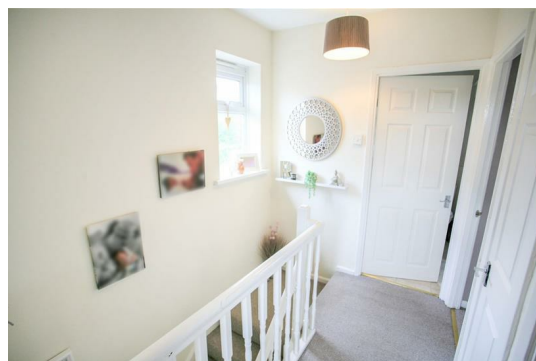


DOWNSTAIRS W.C.

With Upvc double glazed window to rear and high level w.c..

FIRST FLOOR LANDING

With Upvc double glazed window to side, pendant light fitting, access to loft space and door to built in airing cupboard. Doors to rooms including;



BEDROOM ONE (REAR) 4.11m "by 3.35m (13'6 "by 11'0")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, fitted carpet and power points.



BEDROOM TWO (FRONT) 3.15m by 3.10m (10'4 by 10'2)

With Upvc double glazed window to front, pendant light fitting, panelled radiator, power points, fitted carpet and built in store.



BEDROOM THREE (FRONT) 3.07m by 2.13m (10'1" by 7'0")

With Upvc glazed window to front, pendant light fitting, panelled radiator, built in store, beechwood effect laminate flooring and power points.



FIRST FLOOR BATHROOM

With Upvc double glazed frosted window to rear, modern chrome towel radiator, a white suite comprising of low level w.c., porcelain circular sink unit, panelled bath unit with glazed shower screen plus mixer tap with shower attachment and ceramic tiled splashback tiling and ceramic tiled flooring.



EXTERNALLY

This eye catching traditional home enjoys a good kerb appeal which is enhanced by a bay and canopied front elevation. There is a driveway providing off road parking. There is a pleasant sized and established family garden to the rear which features lawn and decking whilst also enjoying a good degree of privacy.



Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshires 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

Our mortgage advice is free of charge and our Financial Services Department specialises in arranging residential mortgages. 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.

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		81 B
69-80	C		
55-68	D	58 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