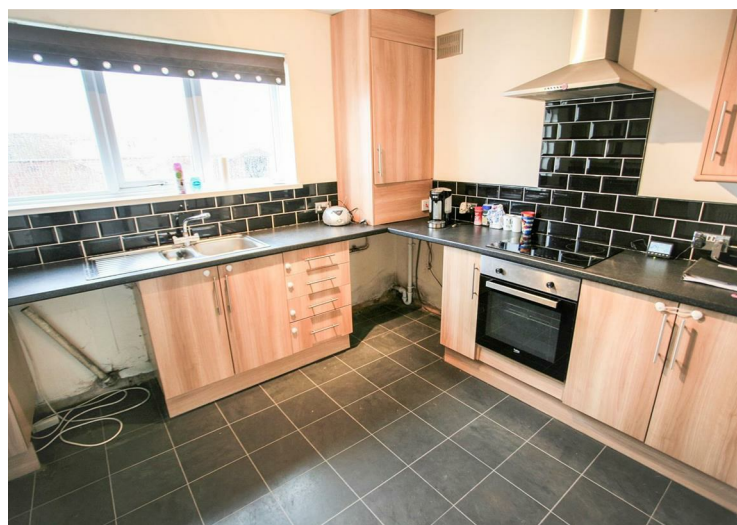


7 Chell Grove, Bradwell, Newcastle, Staffordshire, ST5 8HY



Freehold £110,000

Bob Gutteridge Estate Agents are pleased to bring to the market this up to date semi detached home situated in a cul de sac position in Bradwell which provides ease of access to local shops, schools and amenities. As you would expect the property offers Upvc double glazing along with gas central heating. Internally the property briefly comprises of storm porch, entrance lobby, through lounge, fitted kitchen/diner, utility/store room and to the first floor are three bedrooms along with a first floor family bathroom. Externally the property is set on a pleasant plot with enclosed gardens to front and rear. We can also confirm that this property is being sold with the added benefit of **NO VENDOR CHAIN !**

STORM PORCH

With double glazed sliding patio door and timber door provides access to;

ENTRANCE LOBBY

With pendant light fitting, stairs to first floor landing, panelled radiator and doors to rooms including;

LOUNGE 4.90m by 3.15m (16'1" by 10'4")

With Upvc double glazed window to front, Upvc double glazed French doors to rear, coving to ceiling, pendant light fitting, panelled radiator, t.v. aerial lead and power points.



FITTED KITCHEN / DINER 3.76m by 2.82m (12'4" by 9'3")

With Upvc double glazed window to rear, a range of base and wall mounted walnut effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in bowl and a half stainless steel sink unit with mixer tap above, ceramic splashback tiling, tile effect laminate flooring, built in four ring electric hob unit with oven beneath plus extractor hood above, power points, plumbing for automatic washing machine, space for condenser dryer, built in boiler cupboard with central heating boiler and access off to;



REAR LOBBY AREA / UTILITY 2.44m by 1.75m (8'0" by 5'9")

With Upvc double glazed frosted side access door, Upvc double glazed window, pendant light fitting, panelled radiator, tile effect laminate flooring and power points.



FIRST FLOOR LANDING

With Upvc double glazed window to rear, pendant light fitting, fitted carpet and doors to rooms including;

BEDROOM ONE 3.78m max by 3.10m (12'5" max by 10'2")

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



BEDROOM TWO 3.15m by 2.69m (10'4" by 8'10")

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



BEDROOM THREE 2.24m "by 2.13m (7'4 "by 7'0")

With Upvc double glazed window, pendant light fitting, panelled radiator and power points.



FIRST FLOOR BATHROOM

With Upvc double glazed frosted window, ceramic high gloss splashback tiling with inset decorative mosaic tile, towel radiator, vinyl cushion flooring, a white three piece suite comprising of low level w.c., pedestal sink unit and panelled bath unit with mixer tap plus shower attachment.



EXTERNALLY

Enclosed gardens to the front and rear. The good sized family rear garden features lawn with paved patio areas to the side and rear.



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 | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 68 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 |