



Bream Way
Bradeley, ST6 7PW

- DETACHED RESIDENCE
- BEAUTIFULLY PRESENTED
- MUST BE VIEWED INTERNALLY
- HALL, CLOAKS/W.C./UTILITY
- LOUNGE, KITCHEN/DINING ROOM
- ATTACHED CONSERVATORY
- THREE BEDROOMS, BATHROOM
- CUL DE SAC LOCATION

£195,000





Property Description

DIRECTIONS

Please follow Sat Nav with postcode ST7 7PW. On entering the Cul de sac the property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a UPVC door with glazed panels. Stairs to the first floor. Tiled floor radiator. Coving to the ceiling. Under stairs store cupboard. Radiator.

CLOAKROOM

Low level W.C, wash hand basin. Splash back tiling. Space for washing machine.

LOUNGE

16' 4" x 11' 5" (4.98m x 3.48m) A walk in bay window to the front elevation. Feature fire surround with electric inset fire. Coving to the ceiling. Two radiator.



KITCHEN/DINER

16' 5" x 10' 3" (5m x 3.12m) Window to the rear elevation. Kitchen comprises a range of wall and base units, worksurface, single drainer sink unit with mixer tap. Spaces for appliance fridge, freezer, slim line dish washer, electric oven, gas hob with extractor above. Tiled floor. Slash back tiling to the walls. Patio doors lead to:

CONSERVATORY

11' 3" x 9' 2" (3.43m x 2.79m) Overlooking the garden, the conservatory is double glazed and has a tiled floor. Wall mounted electric heater.

FIRST FLOOR LANDING

Window to the side, coving to the ceiling. Access to the loft.



BEDROOM ONE

14' 5" x 11' 5 plus wardrobes" (4.39m x 3.48m) Window to the front elevation. Fitted wardrobes to one wall. Radiator.

BEDROOM TWO

10' 6" x 7' 11" (3.2m x 2.41m) Window to the rear elevation which overlooks the garden. Radiator.

BEDROOM THREE

8' 1" x 7' 9" (2.46m x 2.36m) Window to the rear elevation which overlooks the garden. Radiator.



BATHROOM

Window to the side. The suite comprises, panelled bath, low level W.C, wash hand basin. Store cupboard off. Radiator.

EXTERNALLY

FRONT GARDEN

Concrete imprinted drive provides ample parking. A landscaped front garden with graveled borders and leads to:

GARAGE

17'10 x 9 UPVC window and door to the side elevation. Electric light and power. Front up and over door. Cold water tap.

REAR GARDEN

A lovely landscaped space with paved patio areas and shrub borders.





VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .



LOCAL AUTHORITY

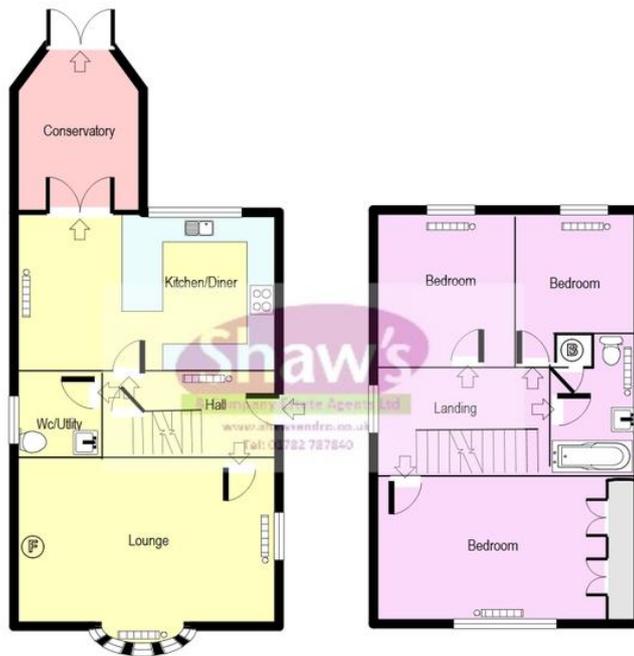
Stoke On Trent City Council.

EPC RATING (PDF available online)

Current: 62D Potential: 80C







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with Visual Builder

43 Liverpool Road
 Kidsgrove
 Stoke-On-Trent
 Staffordshire
 ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
 01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements