

DRAFT DETAILS



CERTIFICATE OF APPROVAL

I have read the descriptive information Heywoods have prepared relating to the above property. To the best of my knowledge and belief, these particulars do not contain any error or material misrepresentation and in my opinion will not breach the statutory obligations placed upon Heywoods as my agents under the 1991 Property Misdescriptions Act.

PRINT NAME: _____

SIGNATURE
OF APPROVAL: _____

DATE OF SIGNATURE: _____

heywoods
EXCEPTIONAL PROPERTIES

40 Kentmere Place, Clayton, Newcastle, ST5 3QL





Updated and modernised throughout this mid town house is located in the popular, sought after and convenient location of Clayton, close to local amenities, schools, nearby town of Newcastle and with commuting links to A34, A500 & M6. Beautifully presented this family home offers spacious living accommodation comprising; entrance hall, lounge, modern fitted kitchen/diner with doors providing access to the garden, utility room, downstairs WC, to the first floor there is a modern family bathroom with three piece suite and corner shower cubicle along with four bedrooms. Externally there is a private enclosed rear garden with patio area leading to lawn and useful storage shed, whilst to the front there is a paved forecourted area and views to open field. Viewing is essential!



HIGHLIGHTS

- Updated & Modernised Mid Town House
- Four Bedrooms
- Modern Fitted Kitchen/Diner
- Utility Room & Downstairs WC
- Modern Family Bathroom
- Upvc Double Glazing & Combi-Boiler
- Private Enclosed Rear Garden
- Popular & Convenient Location
- Commuting Links
- Viewing Essential!

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Beautifully presented this family home offers spacious living accommodation comprising; entrance hall, lounge, modern fitted kitchen/diner with doors providing access to the garden, utility room, downstairs WC, to the first floor there is a modern family bathroom with three piece suite and corner shower cubicle along with four bedrooms. Externally there is a private enclosed rear garden with patio area leading to lawn and useful storage shed, whilst to the front there is a paved forecourted area and views to open field. Viewing is essential!

ENTRANCE HALL

With Upvc window to the front, laminate floor covering

LOUNGE

14' 5" x 10' 9" (4.4m x 3.3m)

With 2 x Upvc double glazed windows to the front

KITCHEN/DINER

20' 11" x 9' 6" (6.4m x 2.9m)

With a range of base and wall units, display units, one and a half sink with mixer tap, range cooker with extractor over, space for freestanding appliances, recessed spotlights, tiled floor covering, Upvc patio doors providing access to the garden, door leads to;

UTILITY ROOM

9' 6" x 8' 2" (2.9m x 2.5m)

With worktop and space/plumbing for washer & drier, tile effect vinyl floor covering, Baxi combi-boiler, door to shared passageway, door providing access to the garden

DOWNSTAIRS WC

4' 7" x 3' 7" (1.4m x 1.1m)

With wash hand basin and vanity unit under, WC, tiled floor covering, Upvc double glazed frosted window to the rear

LANDING

With doors providing access to first floor rooms, smoke alarm, loft access

FAMILY BATHROOM



7' 2" x 6' 6" (2.2m x 2.0m)

With free standing feature bath and chrome shower attachment, WC, wash hand basin, corner shower cubicle with rainfall shower head, chrome towel radiator, tiled floor covering, Upvc double glazed frosted window to the rear

BEDROOM

11' 9" x 10' 9" (3.6m x 3.3m)

(measurement to wardrobes)

With built in wardrobes/storage, 2 x Upvc double glazed windows to the front

BEDROOM

10' 9" x 10' 5" (3.3m x 3.2m)

With 2 x Upvc double glazed windows to the front

BEDROOM

9' 10" x 6' 10" (3m x 2.1m)

With Upvc double glazed window

BEDROOM

9' 10" x 6' 6" (3m x 2m)

With Upvc double glazed window to the rear

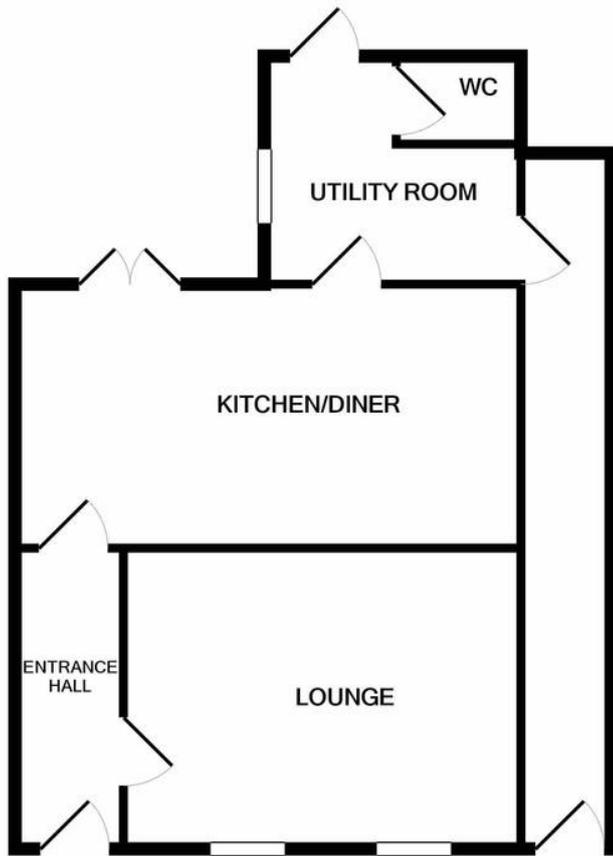
EXTERNALLY

Forecourted paved area to the front, private enclosed rear garden with patio area, pathway leading to lawn, useful wooden storage shed

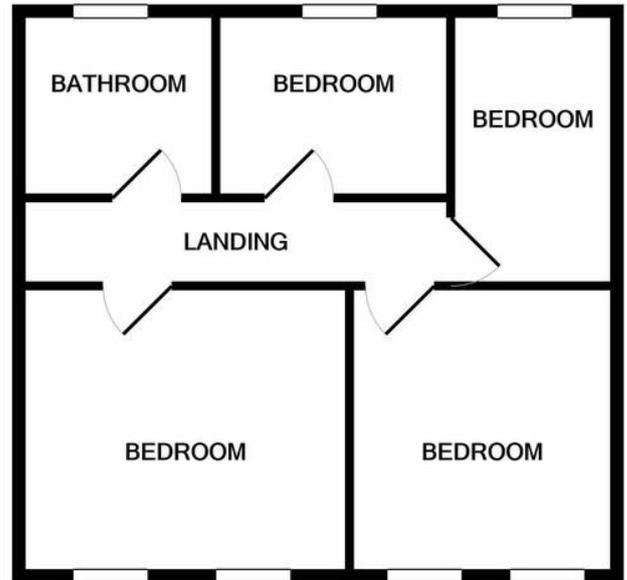








GROUND FLOOR



1ST FLOOR

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. This plan is for illustrative purposes only and should be used as such by any

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With 5* rating on Feefo, you can be sure of an excellent service from start to finish. We pride ourselves on going the extra mile to match the right people to the perfect properties.

Should you be considering the sale of your home, our expert valuers will be delighted to meet with you to discuss your requirements.



* Rightmove Intel - New instructions in ST4, ST5, ST6, ST7, CW2, CW3, CW5 between 01/03/18 - 01/09/18

The Estate Offices
Blackfriars Road
Newcastle-under-Lyme
Staffordshire
ST5 2EB

www.heywoodsproperty.co.uk
u2us@heywoodsproperty.co.uk
01782 617343

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