

Is this the one?



£300,000

**Dulverton
Avenue
Newcastle ST5
3NF**



3



2



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- Semi Detached Family Home
- Private and Endosed Rear Garden
- Highly Sought After Location
- Through Lounge/Diner with Patio Doors
- Three Bedrooms
- Fitted Kitchen

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It's all in the detail.

Heywoods 1881 is proud to present to the sales market this three bedroom semi detached family home in the sought after area of Westlands, close to good nearby schools and amenities and within easy reach of good road links such as A500, M6 and A34. The property offers well planned accommodation briefly comprising; entrance hall, through lounge/diner, kitchen, utility, W.C and integral garage. To the first floor, there are three bedrooms and family bathroom. Externally, to the front, there is a front garden and driveway leading to brick built garage. To the rear, there is a beautiful private and enclosed garden with patio area and space for shed. Viewing is essential!

ENTRANCE HALL With upvc to front with glass side panels, stairs to first floor, carpet, door to lounge/diner, door to kitchen, radiator and door to under stairs storage cupboard.

LOUNGE/DINER 28' 4" x 11' 4" (8.64m x 3.47m) With bay window to front, carpet to floor, patio doors to rear, two radiators, feature fireplace with coal fire, coving to ceiling and picture rail.

KITCHEN 11' 7" x 6' 0" (3.55m x 1.83m) With a range of wall and base units, integrated fridge and freezer, integrated oven and hob with extractor over, bowl and a half sink and

drainer, tiled splashbacks, wood effect flooring, radiator, window to rear and door to rear hall which leads to utility, w.c. and integral garage.

REAR HALL With tiled floor, upvc door to rear, door to utility/w.c. and door to integral garage.

UTILITY ROOM / W.C. 5' 6" x 5' 4" (1.69m x 1.65m) With W.C and wash hand basin, space for washer, tiled floor, window to side and radiator.

FIRST FLOOR LANIDNG With carpet to floor, window to side and doors to bedrooms and bathroom.

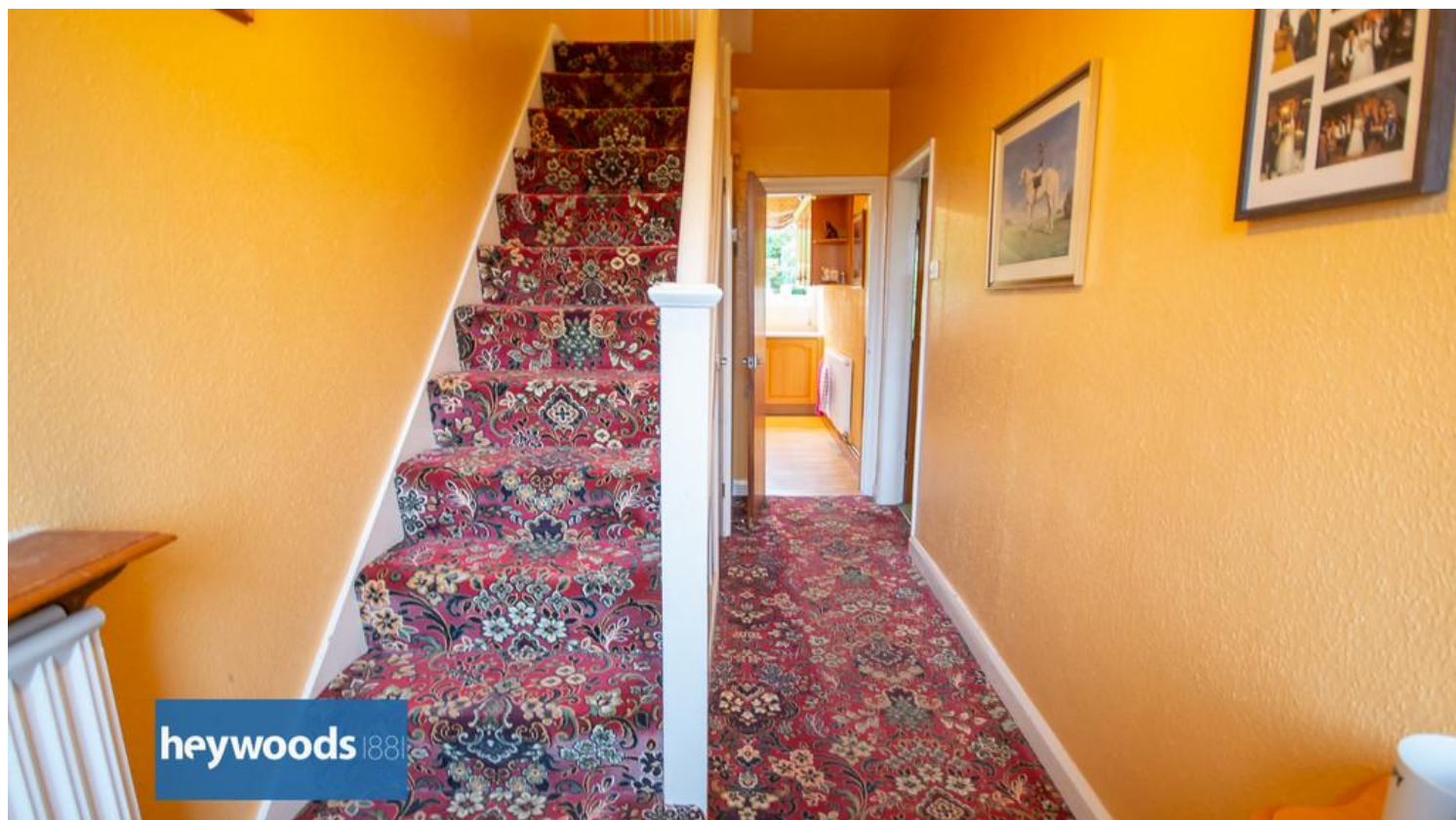
MASTER BEDROOM 14' 2" x 11' 3" (4.34m x 3.43m) With bay window to front, radiator, carpet to floor, coving to ceiling and built in wardrobes.

BEDROOM TWO 13' 9" x 11' 5" (4.20m x 3.50m) With window to rear, carpet to floor, built in wardrobes and radiator.

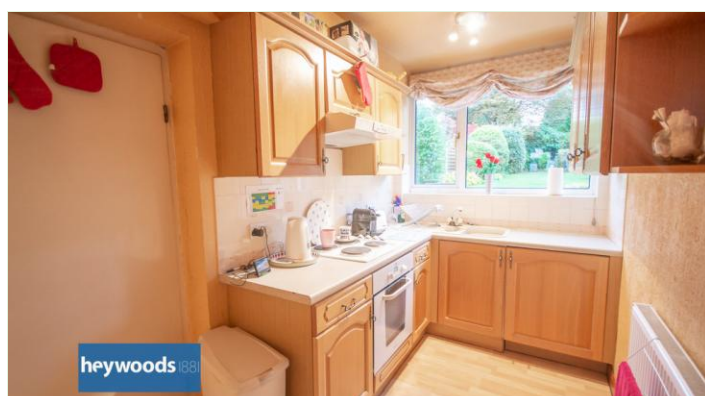
BEDROOM THREE 7' 1" x 6' 0" (2.18m x 1.84m) With window to front, radiator, carpet to floor, and loft access.

FAMILY BATHROOM 8' 7" x 5' 11" (2.63m x 1.81m) Fully tiled with roll top bath, low level w.c., wash hand basin, window to rear, wood effect flooring, chrome heated towel rail and door to storage cupboard.

EXTERNALLY Externally to the front, there is a front garden and driveway leading to brick built garage. To the rear, there is a beautiful private and enclosed garden with patio area and space for shed.



Can you
picture
yourself
here?



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How much would
I get to rent this
property?

hey let's talk to our
lettings guru and find
out...



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DISCLAIMER: All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.