

Is this the one?



£220,000

**The Avenue
Newcastle under
Lyme ST4 6BY**



3



2



1

- Semi Detached Family Home
- Three Bedrooms
- Lounge and Dining Room
- Spacious Kitchen
- Downstairs W.C.
- First Floor Family Bathroom and Separate W.C

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It's all in the detail.

Heywoods 1881 are delighted to welcome to the sales market this three bedroom semi detached family home located in the popular and sought after area of Newcastle. The property is excellently positioned on The Avenue and provides fantastic road links to A34 and is within walking distance to the Royal Stoke University Hospital. The property has been lovingly cared for over the years and offers well planned and spacious accommodation which would now benefit from some internal modernisation. The property briefly comprises; porch, entrance hall, w.c., kitchen, lounge, dining room and conservatory. To the first floor, there are three bedrooms, family bathroom and separate W.C. Externally, there is a private and enclosed rear garden, with gate leading to detached garage. To the front there is a driveway and garden area. Viewing is highly advised!

PORCH With tiled floor and door leading into entrance hall.

ENTRANCE HALL With stairs to first floor, doors to w.c., kitchen and lounge. Radiator, carpet to floor, picture rail and window to front.

W.C. 4' 7" x 4' 5" (1.42m x 1.36m) With low level w.c., wash hand basin, tiled floor, window to side and alarm panel.

LOUNGE 21' 3" x 10' 11" (6.48m x 3.34m) With bay window to front, carpet to floor, two radiators, patio doors to rear and archway leading into dining room.

DINING ROOM 12' 5" x 9' 9" (3.81m x 2.98m) With patio doors leading into conservatory, built in storage cupboards, two radiators, carpet to floor and archway leading into kitchen.

KITCHEN 10' 6" x 10' 4" (3.22m x 3.16m) With a range of wall and base units, tiled splashbacks, five ring electric hob with extractor fan over, integrated oven, space for washer and dryer, space for under counter fridge and freezer, sink and drainer, archway leading into dining room, window to side elevation, carpet to floor, extractor fan and external door to side elevation.

CONSERVATORY 12' 1" x 6' 3" (3.70m x 1.91m) With tiled floor and doors leading onto garden.

FIRST FLOOR LANDING With doors to three bedrooms, family bathroom, w.c. and storage cupboard. Carpet to floor, loft access and window to side elevation.

BEDROOM ONE 12' 1" x 9' 10" (3.69m x 3.01m) With window to front, built in wardrobes, radiator, carpet to floor and door to storage cupboard.

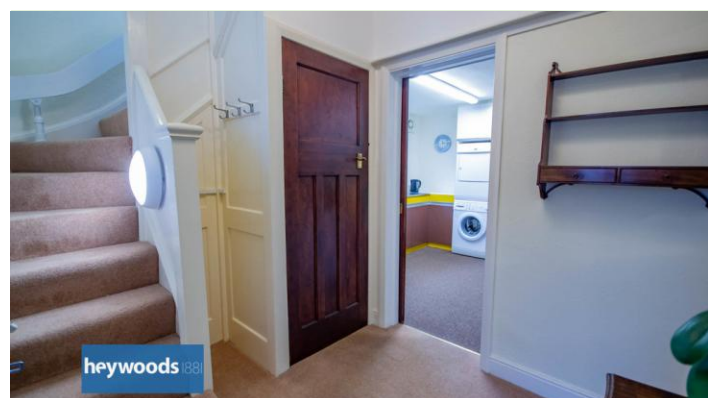
BEDROOM TWO 10' 4" x 8' 7" (3.17m x 2.62m) With window to rear, radiator, carpet to floor and door to storage cupboard.

BEDROOM THREE 8' 5" x 7' 5" (2.59m x 2.27m) With window to rear, radiator and carpet to floor.

FAMILY BATHROOM 7' 4" x 5' 5" (2.24m x 1.66m) Fully tiled with bath and shower over, wash hand basin, window to rear, door to storage cupboard, radiator and wood effect flooring.

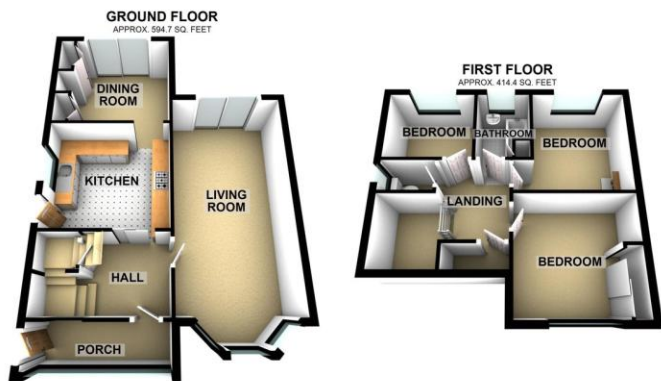
W.C. 5' 2" x 2' 7" (1.59m x 0.81m) Fully tiled with low level w.c., window to side elevation, wood effect flooring,

EXTERNALLY Externally, there is a private and enclosed rear garden, with gate leading to detached garage. To the front there is a driveway and garden area.



Can you
picture
yourself
here?





TOTAL AREA: APPROX. 1009.0 SQ. FEET

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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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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