



FOLLOW  LLS

20 Leaswood Place, Newcastle - ST5 4BU

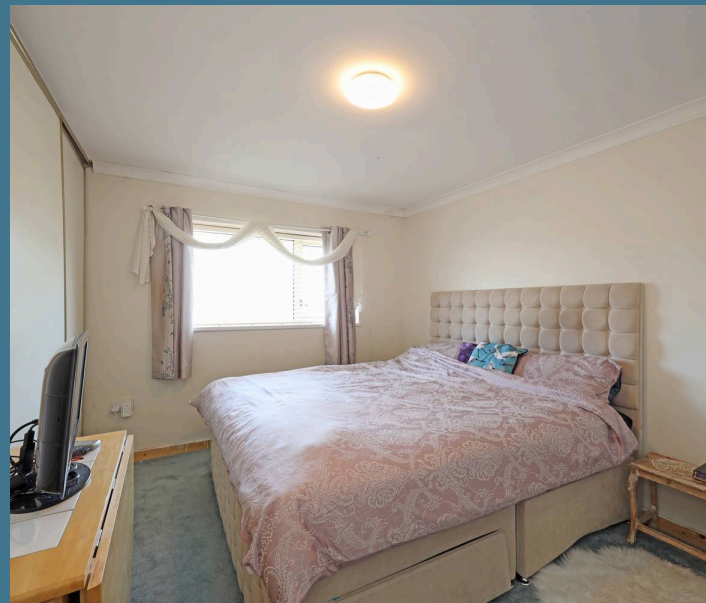
Offers in excess of £170,000



- Three Bedroom End Townhouse
- Cul-de-Sac Location
- Popular District
- Refitted Kitchen
- Additional Downstairs WC
- Off-Road Parking for Two Cars
- Front and Rear Gardens
- Short Walking Distance to Local Shops
- Close to Local Schools and Easy Access to Royal Stoke Hospital Facilities

A three bedroom family townhouse situated within the popular district of Clayton. Benefiting from recent improvement works carried out by the current owner, including off-road parking for two vehicles, creation and installation of a downstairs cloaks WC and refitted kitchen units with integrated appliances. The convenient location is within walking distance of local shops and schools as well as the Royal Stoke Hospital.

The accommodation provides; central entrance hall with staircase and large format tiled flooring, continuing through to a refitted dining kitchen with work surfaces extending to a peninsula breakfast bar and having integrated dishwasher, oven, hob and extractor. There is also a fitted bench within the dining area and windows outlook two aspects with a stable door opening to the rear garden. Off the kitchen is a recently installed cloakroom with WC and wash basin. The living room also enjoys a dual aspect outlook to front and rear including patio doors opening onto the garden and is fitted with cupboard and shelving units to one wall either side of a marble fireplace which houses a gas fire.







The first floor landing area with loft access, has a cupboard housing a replacement central heating boiler. There are three generous size bedrooms with two having fitted wardrobes. The bathroom has a mains shower and splash screen over the bath with a vanity wash basin and there is a separate WC with space saver sink.

Externally, there is a tarmac parking area for two vehicles with dropped kerb and retaining wall. Steps lead to the front door and a lawn garden area (the first part of the pedestrian steps give shared access to the neighbouring property No 18). There is access to the side and a lawn rear garden with a shed.

Agents notes: We await relevant planning and building regulation paper work from the vendor regarding the above.

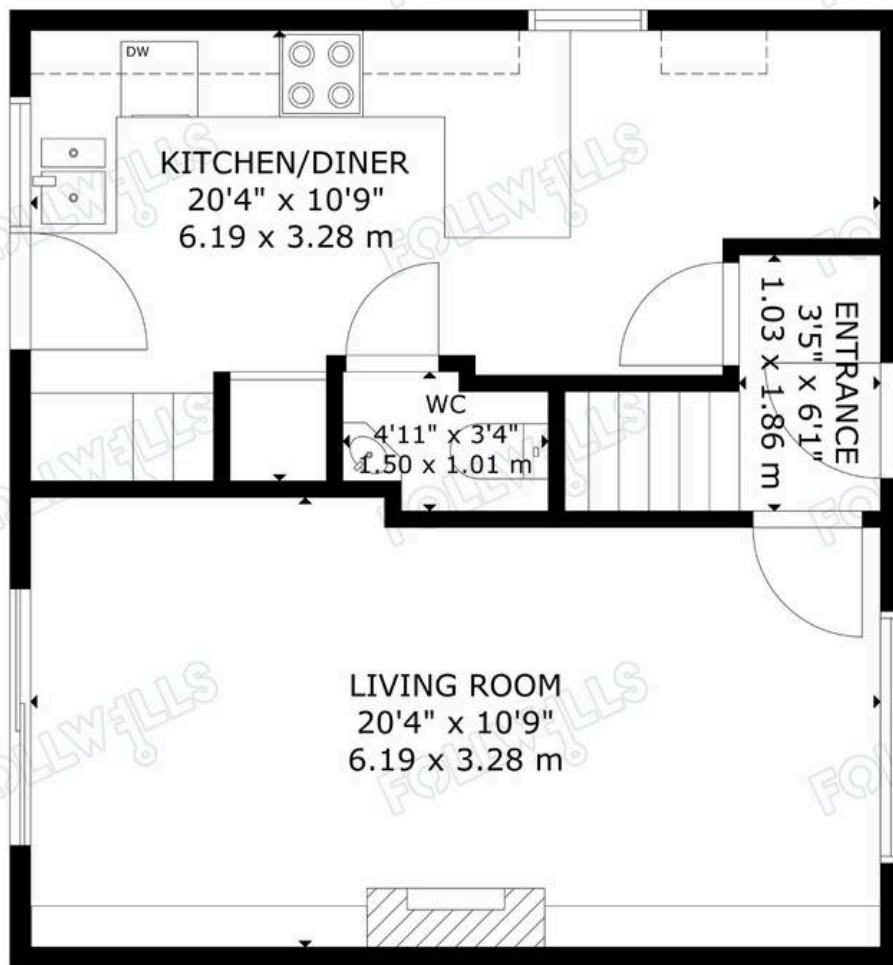
Red Ash Test : Awaiting report from vendor.

Council Tax band: A

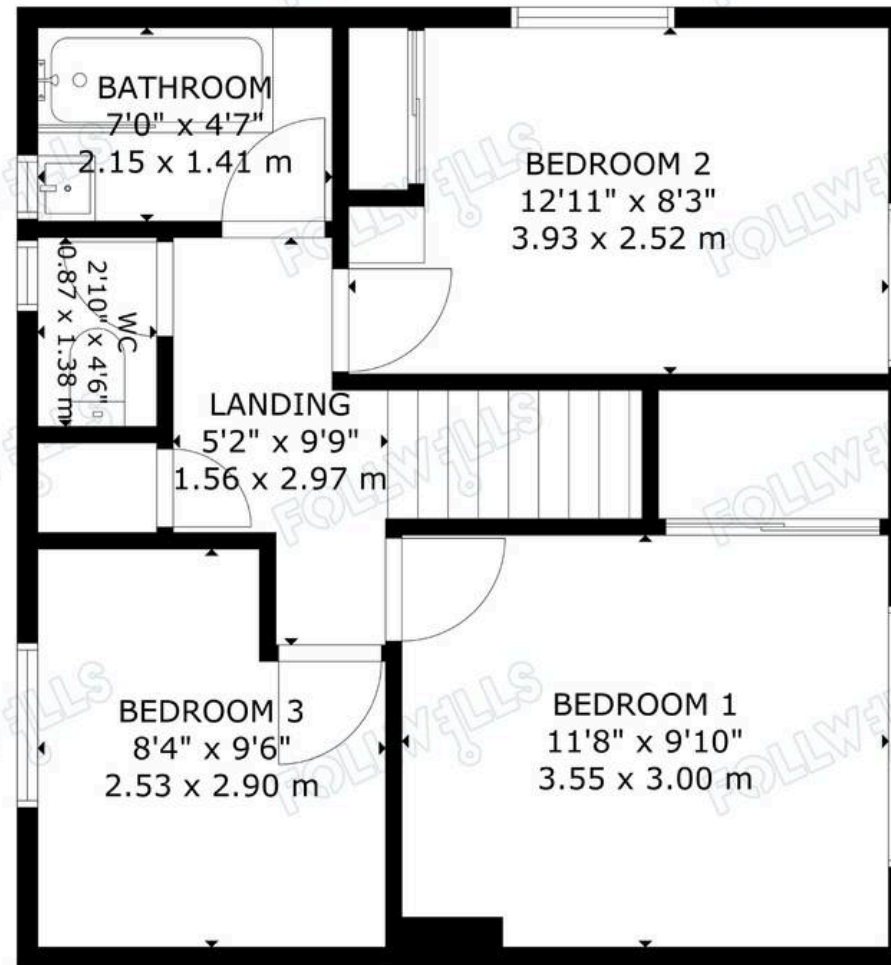
Tenure: Freehold

EPC Energy Efficiency Rating: D





GROUND FLOOR



FIRST FLOOR