



**Westmorland Avenue**  
Clough Hall, ST7 1AT

- A SEMI DETACHED FAMILY HOME
- NO CHAIN, THREE BEDROOMS
- SET IN THE HIGH REGARDED LOCATION OF CLOUGH HALL
- FURTHER POTENTIAL TO UPDATE
- LONG LOUNGE/ DINING ROOM
- GROUND FLOOR SUN ROOM & W.C
- WRAP AROUND GARDEN TO FRONT, SIDE & REAR
- HALL, KITCHEN, 1ST FLOOR BATH/SHOWER ROOM

**£230,000**







## Property Description

### INTRO

Set in the highly regarded location of Clough Hall, whilst being tucked away nicely, but on the doorstep to Bathpool Park and Clough Hall Park - WITH THREE BEDROOMS & NO CHAIN - We are proud to present this lovely semi detached family home sitting on a corner plot, and with nice potential to make your stamp! With having one owner since built in 1963, this spacious property comprises entrance porch and hall, a lounge through to a further dining room, kitchen, sun room/area and ground floor w.c. To the first floor are the bedrooms and family bathroom with separate shower cubicle. UPVC double glazing and gas central heating. Well presented 'wrap around' gardens to the front side, and paved patio rear, and with a driveway and garage. Viewing essential - GO GO GO!

### DIRECTIONS

Please use postcode ST7 1AT - From Beech Drive, go straight into Clough Hall Road and take the second right into Westmorland Avenue, where the property can be found on the left hand side as identified by our For Sale





sign.

## ACCOMMODATION

### ENTRANCE PORCH

An entrance porch with double patio doors, and side frosted window. Door to:

### ENTRANCE HALL

13' 4" x 6' 0" (4.06m x 1.83m)

Window to the side, radiator. Staircase to the first floor. Useful understairs store cupboard, with small window to the side and alarm panel (not tested).



### LOUNGE/ DINING ROOM

26' x 12' 5" (7.92m x 3.78m)

A spacious lounge which opens to a further defined spacious dining area. Windows to both the front and the rear of the property. Two radiators. Feature gas fire and surround. Door to:

### KITCHEN

11' 1" x 8' 4" (3.38m x 2.54m)

Comprising base and wall mounted cupboard units with worksurfaces over, and with a window to the rear. Gas cooker/oven and with extractor over. Single drainer sink unit. Space and plumbing for a washing machine. Further area currently houses a tall standing fridge/freezer. Door to:



### SUN ROOM

14' 10" x 6' 2" (4.52m x 1.88m) Max

An 'L' shaped extended area, with dwarf wall and UPVC windows across all sides. Radiator. Space for a dryer. UPVC door to the rear garden. Glow worm Fuelsaver MK2 head boiler unit. UPVC rear door.

### CLOAKS/ W.C

4' 10" x 2' 11" (1.47m x 0.89m)

A low level W.C and wash hand basin.



### FIRST FLOOR LANDING

Window to the side. Door to store cupboard currently housing the hot water cylinder tank. Access to the loft, which is both boarded and insulated, and houses the cold water head tank.

### BEDROOM ONE

11' 3" x 11' 3" (3.43m x 3.43m)

Window to the front, radiator. Fitted wardrobes.





#### BEDROOM TWO

11' 2" x 10' 2" (3.4m x 3.1m)

Window to the rear, radiator.

#### BEDROOM THREE

8' 3" x 7' 5" (2.51m x 2.26m)

Window to the front, radiator.

#### BATHROOM

8' 5" x 8' (2.59m x 2.46m)

Comprising the classic blue panelled bath, with matching wash hand basin and low level W.C! Includes a separate enclosed shower cubicle with electric shower and wall paneling. Two small frosted windows to the rear. Chrome radiator.

#### EXTERNALLY

##### FRONT & SIDE GARDEN

The property benefits from sitting on a corner plot. To the front is a gated access, with a paved pathway to the front door. Laid to lawn garden areas to both the front, and side aspects, with further gravelled stone area, and with mature shrub borders and trees. A paved pathway also leads to:

##### REAR GARDEN & DRIVEWAY

A paved patio rear garden area, all enclosed by fencing. Greenhouse. Disabled/ slope paved pathway leads to the driveway for one car, which is in front of:

##### GARAGE

18' x 8' 7" (5.49m x 2.62m)

A concrete sectional garage, with up and over door and UPVC side window. The roof is of asbestos construction, but does have a newer section built over it.

#### FURTHER NOTES

The property has had one ownership since being built, and is sold with no chain. The light fittings, flooring, blinds and curtains will all be included in the sale. The property benefits from updated fascias, soffits and guttering. Gas/ Electric smart meters are installed.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email [enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)







#### 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.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.



#### 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 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

Newcastle Borough Council.

#### COUNCIL TAX BAND C

#### EPC RATING (PDF available online)

Current: 54E Potential: 82B



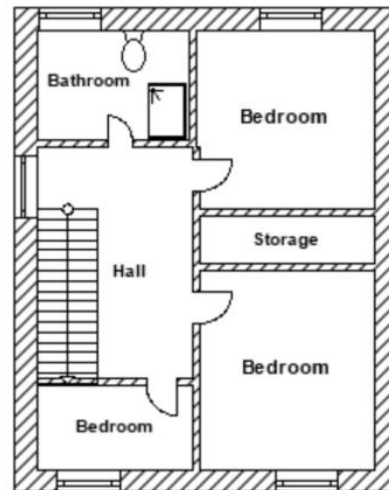
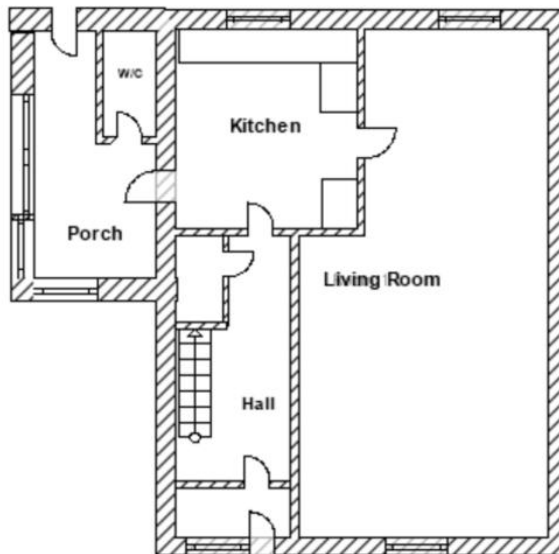












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floorplan is an illustration only as a guide.  
This plan 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.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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