



Clayton Lane, Newcastle-under-Lyme

£220,000



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Freehold | EPC rating: TBC

- No chain
- Popular Clayton neighbourhood
- Conservatory

- Ready to move into!
- Insulated garden office
- Private garden

BELVOIR!

Property is personal

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Description

*****NO CHAIN***** Come view this fabulous **THREE BEDROOM SEMI-DETACHED HOME** in the popular neighbourhood of **Clayton**, Newcastle-under-Lyme. This home is **ready for you to move into!** Featuring a modern lounge, kitchen diner, conservatory, three bedrooms, family bathroom and an invaluable summer house/garden office. **Come see this home. You won't regret it!**

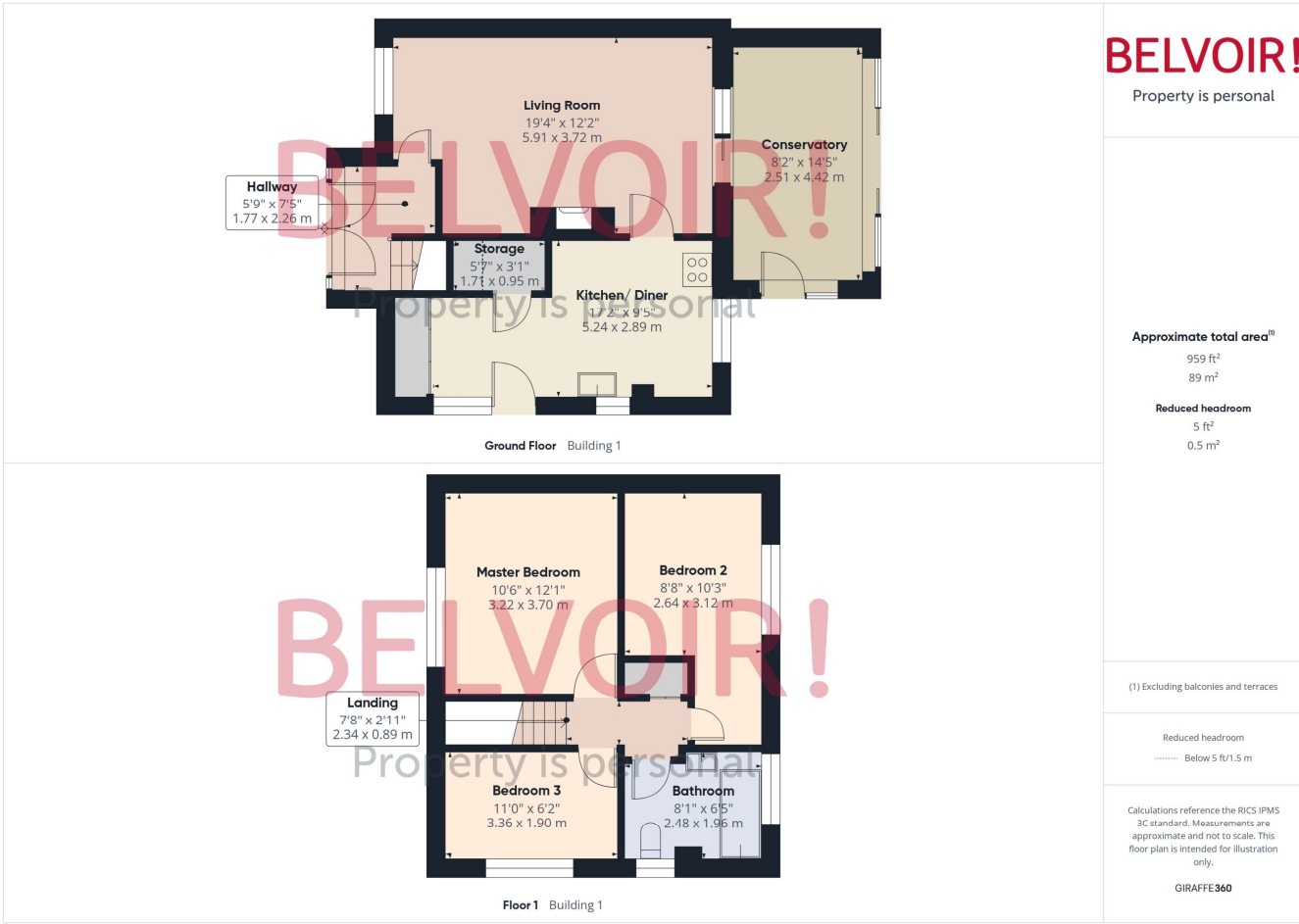
The lovely home is close to amenities such as the post office and corner shop, along a bus route and within walking distance to Clayton High School and Saint Josephs College. Also, a short distance to retail parks, a garden centre, the Royal Stoke University Hospital and a few minutes drive to Junction 15 for the M6 motorway. Living in Clayton will tick all your boxes.

Please see our 360° virtual tour and call us for a face-to-face viewing.

Gas central heating and double glazed windows throughout.

- Tenure: Freehold
- EPC rating: To follow
- Council Tax: Band B (Newcastle BoroughCouncil)

Floorplan



Rooms

Front garden

Arrive at this property through its large front garden. Laid to lawn with borders for your planting. A path takes you to the inviting front door.

Hallway 1.77 x 2.26m

Step into the tranquil hallway with laminate flooring and space for a shoe cupboard and coat rack. A large stylish grey wall radiator adds sophistication to this entrance hall.

Living room 5.91m x 3.72m

A large space for the whole family around a feature fireplace and chimney breast. This room is warm and welcoming. Style the space with your three-piece sofa set, coffee table and media unit. Ample shelf space for books and other ornaments.

Kitchen diner 5.24m x 2.89m

A modern cloud coloured gloss kitchen that will WOW you. Enjoy cooking your meals on your electric cooker and oven, with extractor fan above. The cabinets are plentiful and sleek with no handles. A dual sink is essential for washing up while downlights add a further modern touch. Tiled floors ensure it's easy to mop spills away.

A breakfast bar is positioned for those quick meals. By the side external door is a utility space where your washing machine and tumble dryer are housed neatly behind cupboard doors. Space for a large American sized fridge freezer.

Understairs storage cupboard 1.71 x 0.95m

A useful space to store cleaning items, coats and shoes.

Conservatory 2.51m x 4.42m

A great addition to this property is the conservatory currently being used as a dining room. This second reception room is versatile and could be used as a second sitting area. With a sliding patio door saving space on opening up to the garden, this is a great space for entertaining.

Stairs and landing 2.34m x 0.89m

Grey carpeted stairs take you upstairs to the three bedrooms and family bathroom.

Master bedroom 3.22m x 3.70m

Make this your sanctuary with this double bedroom, large enough to fit a king-sized bed, large wardrobes, bedside tables and chest of drawers. Fitted blinds adorn the front window. The calming wall colours will help a good night's sleep.

Bedroom two 2.64m x 3.72m

The second double bedroom of the property currently used as a teenager's bedroom, with a stylish pink and silver feature wallpaper. This room will fit a double bed and wardrobes with a nice view of the rear garden.

Bedroom three 3.36m x 1.90m

A very comfortable single bedroom for a child, guest room or a home office, the room is neutrally decorated and ready to move into.

Family bathroom 2.48m x 1.96m

Enjoy your soak after a busy day's work in this modern family bathroom. Consisting of a bathtub with shower screen and electric shower, basin unit and mixer tap with storage drawers below, toilet with concealed cistern and heated towel radiator. Full wall tiles and frosted windows finish off this beautiful space.

Airing cupboard

Essential for storing your towels and spare linen.

Externally:

Summer house/garden office 4.22m x 2.63m

Fully insulated and with working electrics, this is no garden shed! This room is a fully usable all-weather garden office and will suit anyone with a home business. With downlights and laminate flooring, the space is large enough to accommodate a treatment table or one or two work desks.

Toilet 0.74m x 1.13m

The garden office has its own toilet with sink. Fitted with extractor fan.

Photographs



Rooms continued

Rear Garden

This garden is a real gem with many fascinating things that meet the eye, from a patio space for your outdoor garden furniture to a well-maintained lawn area. Edged with borders for planting beautiful shrubs and flowers. This garden is a bit of a sun trap, great for sitting out. To the front is a bin store for hiding away the wheelie bins. Also included in the sale is one wooden garden shed, useful for storing garden tools.

Parking

There is unrestricted on street parking in front of the property. No permit is required, and parking is ample for owners and visitors from past experience.

Mobile coverage: Good coverage with Three, Vodafone, EE, O2

Broadband Networks in the area – Virgin Media and Open Reach

Highest available Download Speed – Ultrafast 1800Mbps

Highest available upload Speed – Ultrafast 200Mbps

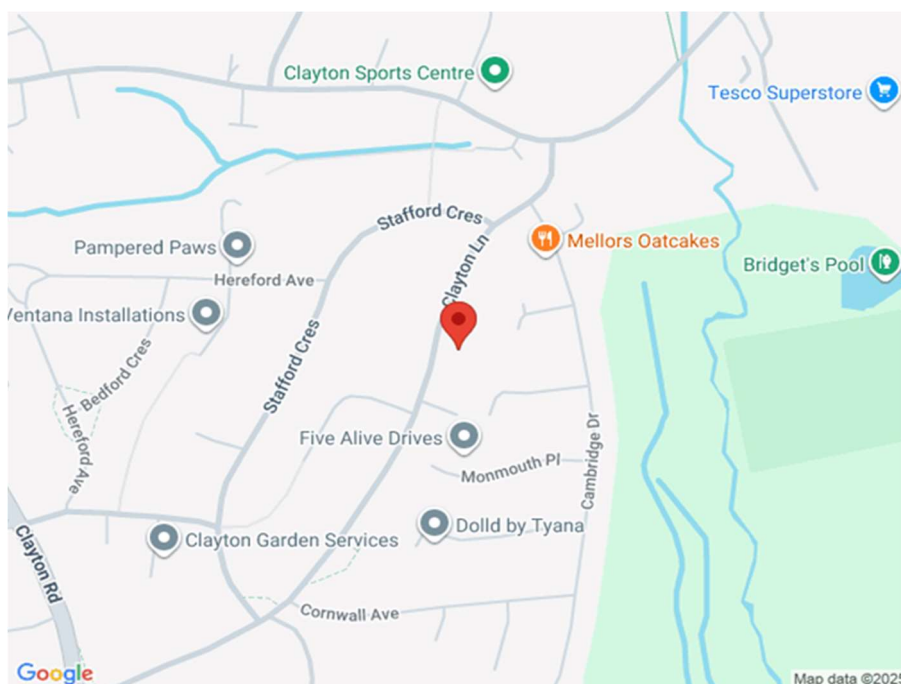
If you think this property could be for you, please give us a ring as soon as possible to secure this property.

Anti-money laundering

To comply with the estate agents duty to carry out anti money laundering checks on buyers, please be informed that there will be a charge of £24 per buyer in order for us to carry out these checks. This charge is payable when your offer is accepted, and the seller wishes to progress your offer to agree a sale. The charge is non-refundable should you withdraw from the sale at a later stage.

Disclaimer - We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Map



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