



## 14 Stratford Avenue Maybank, Newcastle, ST5 0JS

**BANG!!** The gun is fired and the race has begun, it's getting tense as competitors approach the finish line, but there is one clear winner! This spacious semi detached property in the extremely popular area of Maybank. The accommodation on offer comprises a huge lounge, dining room, fitted kitchen, utility room, three bedrooms, family bathroom with separate W.C and downstairs shower room. Externally the property benefits from off road parking and an integral garage. To the rear the garden is fully enclosed and low maintenance. The rear garden is also home to a purpose built games room which is versatile for many uses. Located in the popular area of Maybank, close to local amenities, schooling and commuter links to the A500. No photo finish check required here, this home is an outstanding winner and is sold with no upward chain. Call to book your viewing today.

**Offers in excess of £255,000**

# 14 Stratford Avenue

Maybank, Newcastle, ST5 0JS



- EXTREMELEY SPACIOUS SEMI DETACHED PROPERTY
- FITTED KITCHEN & UTILITY ROOM
- LARGE GAMES ROOM FOR VERSATILE USE
- POPULAR AREA
- SOLD WITH NO UPWARD CHAIN
- THREE BEDROOMS
- OFF ROAD PARKING & GARAGE
- LARGE LOUNGE & DINING ROOM
- FAMILY BATHROOM WITH SEPERATE W.C PLUS SHOWER ROOM
- LOW MAINTENANCE REAR GARDEN

## GROUND FLOOR

### Entrance Porch

8'0" x 2'0" (2.44 x 0.62)

A wooden glazed entrance doors leads from the front coupled with glazed windows.

### Entrance Hall

14'11" x 7'10" (4.56 x 2.41)

A double glazed entrance door leads from the porch coupled with double glazed windows to the front. Under stairs storage cupboard. Radiator. Stairs leading to the first floor.

### Lounge

22'0" x 10'9" (6.72 x 3.30)

A double glazed window overlooks the rear aspect with patio doors to the side leading out to the rear garden. Fireplace housing gas fire. Television point and two radiators. Double glazed doors lead into the dining room.

### Dining Room

12'7" x 10'11" (3.85 x 3.33)

A double glazed bow window overlooks the front aspect. Fireplace housing an electric fire. Radiator.

### Kitchen

13'5" x 7'6" (4.10 x 2.30)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Freestanding gas cooker with hob and cooker hood above. Space for fridge/freezer and tiled flooring.

### Utility Room

14'6" x 10'3" (4.43 x 3.13)

A double glazed window overlooks the rear aspect, coupled with a double glazed access door leading out to the rear. Fitted with wall and base storage units and asterite sink unit with side drainer. Coordinating work surface areas and wall mounted central heating boiler. Space and plumbing for washing machine and tumble dryer. Radiator. Access door leads into garage.

### Shower Room

6'10" x 6'1" (2.09 x 1.86)

A double glazed window overlooks the rear. Fitted with a suite comprising walk in shower unit, vanity hand wash basin and low level W.C. Partly tiled walls and extractor fan. Radiator.

## FIRST FLOOR

### First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch.

### Bedroom One

13'2" x 9'7" (4.03 x 2.94)

A double glazed bow window overlooks the front aspect. Radiator.

### Bedroom Two

12'9" x 8'9" (3.90 x 2.69)

A double glazed window overlooks the rear aspect. Fitted with a range of wardrobes and drawers. Television point and radiator.

### Bedroom Three

7'10" x 7'1" (2.39 x 2.18)

A double glazed window overlooks the rear aspect. Radiator.

### Bathroom

7'9" x 5'11" (2.37 x 1.82)

A double glazed window overlooks the front aspect. Fitted with a suite comprising bath with shower over and vanity hand wash basin. Airing cupboard and fully tiled walls. Ladder style towel radiator. Ceiling spotlights.

### Seperate W.C

4'8" x 2'7" (1.43 x 0.79)

A double glazed window overlooks the side aspect. Fitted with a low level W.C.

## EXTERIOR

To the front the property has a driveway leading to the garage and raised flower bed. To the rear the garden is low maintenance and laid with paving with a flower bed border and mature trees. Fully enclosed by panelled fencing.

### Games Room

23'9" x 18'0" (7.26 x 5.49)

A purpose built games room with versatile use. A double glazed window overlooks the side aspect and sliding patio doors to the front. Power and lighting.

### Integral Garage

15'4" x 11'9" (4.69 x 3.60)

Up and over door to the front and access door leads into the utility room. Power and lighting.

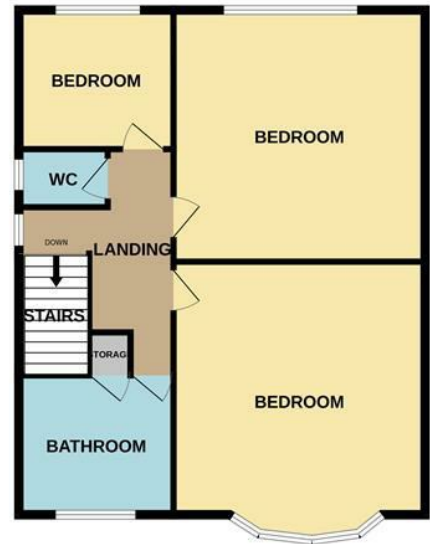


# Floor Plan

GROUND FLOOR  
1558 sq.ft. (144.7 sq.m.) approx.



1ST FLOOR  
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 2365 sq.ft. (219.7 sq.m.) approx.

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(82 plus) <b>A</b>			
(81-91) <b>B</b>				(69-81) <b>B</b>			
(69-80) <b>C</b>				(59-69) <b>C</b>			
(55-68) <b>D</b>				(55-58) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		