

39 Buckmaster Avenue, Clayton
Newcastle-under-Lyme, ST5 3AL



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Asking Price: £245,000 (offers in the region of)





We are delighted to offer to market with no upward chain this superb four bedroom semi-detached family home overlooking an attractive green and situated within an extremely desirable residential location close to nearby schools, Lyme Valley Park, Newcastle town centre and the Royal Stoke Hospital.

The property has an abundance of character and provides well-proportioned rooms offering comfortable modern living space comprising of:

Entrance hall with internal doors leading off, dining room to front elevation, living room with feature fireplace and patio doors to the rear garden, a modern fitted kitchen with high gloss cupboard doors, matching worktops and under-counter plumbing point. The first floor provides three good sized bedrooms, a contemporary family bathroom and staircase to the second floor leading to a further double bedroom. The property benefits from upvc double glazing and gas central heating throughout.

Externally: a block paved driveway offers parking to the front and leads around the side of the property to a large patio area overlooking a tiered garden with secluded seating areas, mature shrub beds, hedge borders and useful garden shed.

Tenure: Freehold



Accommodation Briefly Comprising of:

Entrance Hall: upvc/ glass exterior door to front elevation & upvc double glazed window to side elevation, open staircase leading to the first floor, understairs storage cupboard, internal doors leading to dining room, living room, kitchen, radiator.

Dining Room: 13'5" x 10'8" max (4.12m x 3.30m) upvc double glazed bay window to front elevation, radiator.

Living Room: 11'8" x 10'9" max (3.60m x 3.32m) upvc double glazed patio doors to rear elevation leading to garden, feature fireplace, radiator.

Kitchen: 8'4" x 6'9" max (2.56m x 2.10m) upvc/ glass exterior door to side elevation & upvc double glazed window to rear elevation, a range of matching fitted wall and base cupboards, stainless steel sink & chrome mixer tap, fitted electric oven & extractor over gas hob, under-counter washing machine point, wall mounted combination gas boiler, radiator.

First Floor Landing: internal doors leading to bedrooms and bathroom, staircase entrance to second floor.

Bedroom 1: 11'9" x 10'8" max (3.63m x 3.31m) upvc double glazed window to rear elevation, built-in cupboard, radiator.

Bedroom 2: 10'9" x 8'4" max (3.32m x 2.56m) upvc double glazed window to front elevation, radiator.

Bedroom 3: 7'3" x 6'9" max (2.23m x 2.12) upvc double glazed window to side elevation, radiator.

Bathroom: 6'6" x 6'6" max (2.52m x 2.07) upvc double glazed window to side & rear elevations, a range of matching fitted cupboards, a white suite comprising of pedestal sink & chrome taps, low-level flush toilet, P shaped bath & chrome mixer tap & shower head, curved glass shower screen, chrome towel radiator.

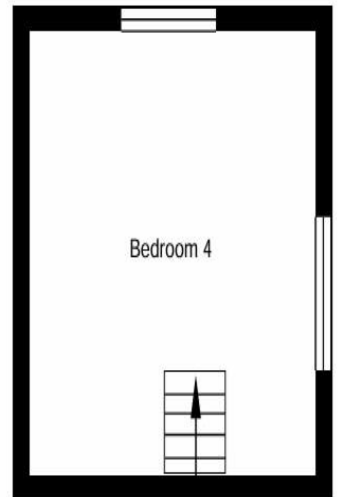
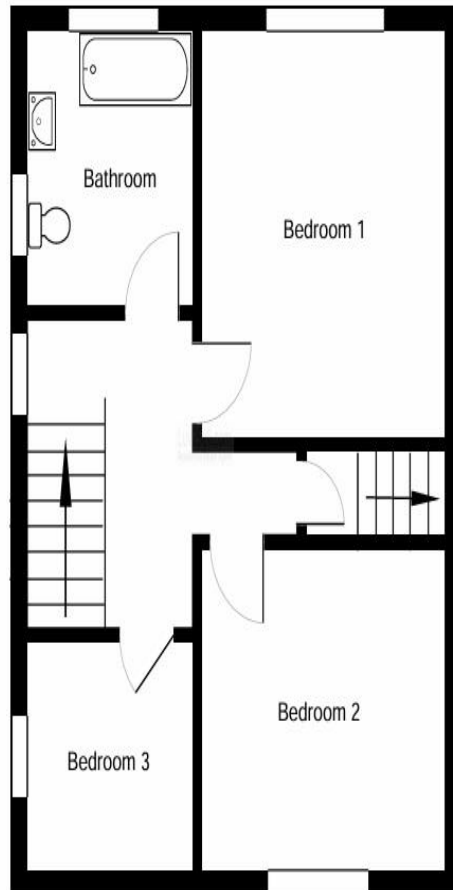
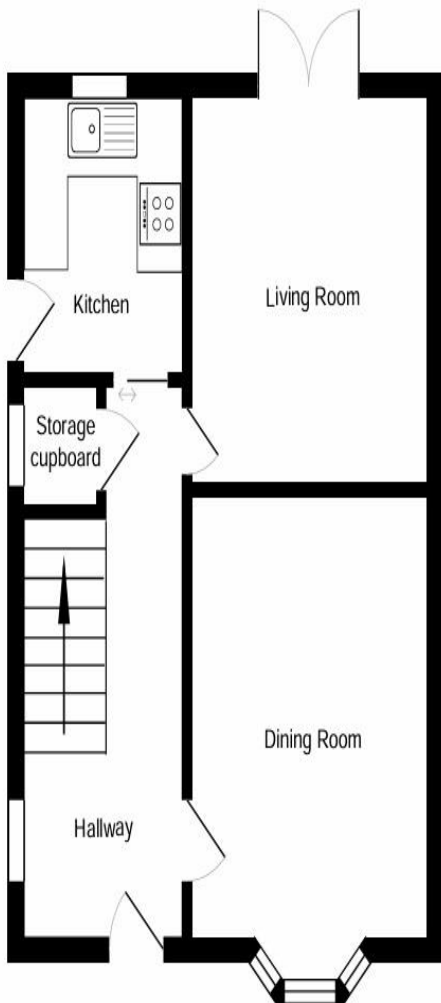
Staircase leading to second floor:

Bedroom 4: 13'6" x 13'2" max (4.16m x 4.03) wooden double glazed velux windows to side & rear elevations, fitted wardrobe, radiator.

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Note: Services, appliances and heating system have not been tested by the agent and all measurements are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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