

17 The Covert, Clayton Newcastle-under-Lyme, ST5 4BL



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Asking Price: £365,000 (offers in excess of)





We are proud to offer to market with no upward chain this extremely desirable three-bedroom detached family home situated within a quiet cul-de-sac location in ever popular Clayton. Only short distance to nearby schools and Newcastle town centre, offering quick access to all main routes across the city and major commuter links this property must be viewed to be appreciated.

Comprising of entrance hall, downstairs cloakroom, an inviting living room with feature fireplace leading to a generously sized and contemporary fitted kitchen/diner and attractive conservatory. The first floor provides three good sized bedrooms and modern family bathroom. The property benefits from uPVC double glazing and gas central heating throughout.

Externally: driveway parking to the front of the property with gates leading to a single garage and enclosed rear garden bordered with mature shrubs and trees.

Tenure: Freehold



Accommodation Briefly Comprising of:

Entrance Hall: uPVC/glass exterior door to front elevation, open staircase to first floor landing, internal doors leading to living room, downstairs cloakroom, radiator.

Downstairs Cloakroom: 4'3" x 4'3" max (1.32m x 1.32m) uPVC double glazed window to front elevation, low-level flush toilet, hand basin with chrome taps, chrome towel radiator.

Living Room: 14'9" x 12'9" max (4.54m x 3.95m) uPVC double glazed window to front elevation, feature fireplace, internal double doors leading to kitchen/diner, radiator.

Kitchen/Diner: 18'2" x 12'8" max (5.55m x 3.92m) uPVC/ glass exterior door to rear elevation & uPVC double glazed window to side and rear elevations, a range of high gloss 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, uPVC/glass sliding patio door to conservatory, radiator.

Conservatory: 9'6" x 9'1" max (2.91m x 2.78m) uPVC/ glass exterior door to side elevation leading to rear garden, uPVC/ glass over low brick wall.

First Floor Landing: 7'8" x 6'0" max (2.39m x 1.83m) uPVC double glazed window to side elevation, internal doors leading to bedrooms, bathroom & storage cupboard, ceiling fitted loft access.

Bedroom One: 13'0" x 12'0" max (3.96m x 3.67m) uPVC double glazed window to rear elevation, radiator.

Bedroom Two: 12'3" x 9'4" max (3.76m x 2.87m) uPVC double glazed window to front elevation, fitted wardrobes, radiator.

Bedroom Three: 12'5" x 8'6" max (3.82m x 2.61m) uPVC double glazed window to front elevation, radiator.

Bathroom: 9'8" x 5'9" max (3.0m x 1.79m) uPVC double glazed window to side & rear elevations, bathroom suite comprising of low-level flush toilet, basin & chrome taps inset over fitted vanity units, bath & chrome mixer tap with shower head, chrome towel radiator.

COUNCIL TAX BAND C

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		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

