



138, Lincoln Avenue, Clayton, Newcastle -under-Lyme, ST5 3AR



£375,000

A lovely corner plot extended semi-detached family home situated in a sought after and quiet location. With generous off road parking, mature gardens to three sides, integral garage and spacious accommodation comprising; reception hall, sitting room, living room diner, study, breakfast kitchen, separate utility and guest cloakroom. The first floor offers four bedrooms, en-suite shower room to the main bedroom and family bathroom, the second floor has two large attic rooms. Benefitting from Upvc double glazed windows, gas central heating and located within easy reach of Newcastle town centre, Royal Stoke hospital, BUPA hospital, local schools, amenities and commuter routes.

Early viewing essential - NO UPWARD CHAIN



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<https://www.tgprop.co.uk>



#### Reception Hall

A hardwood, part obscure double glazed, arched front door with sidelight windows opens to the hallway. With ceiling coving, wall light, radiator, part tiled floor and under stairs storage cupboard. Doorways to the living room diner, sitting room, study, breakfast kitchen and access to the first floor stairs.

#### Living Room Diner

A spacious reception room offering within the dining area Upvc double glazed French doors opening to the rear patio and garden, a glazed vaulted ceiling and windows. With two wall lights, two radiators, wall mounted inset living flame gas fire, wood effect laminate flooring and a Virgin Media connection.

#### Sitting Room

Offering a brick fireplace with tiled back, hearth and inset living flame gas fire, ceiling coving, Upvc double glazed bay window to the front aspect, four wall lights, radiator and Virgin Media connection.

#### Study

With Upvc obscure double glazed window to the front aspect and radiator.

#### Breakfast Kitchen

Fitted with a range of oak door fronted wall and floor units, under wall unit lighting, contrasting work surfaces with tiled splash-backs and inset stainless steel sink and drainer with chrome mixer tap. Ceiling coving, Upvc double glazed windows to the side and rear elevations, radiator, tile effect laminate flooring, hardwood part glazed external door to the rear garden and doorway to utility.

Appliances including: stainless steel 5 ring gas hob with extractor hood and light above, integral electric double oven, microwave and fridge. Plumbing for a dishwasher.

#### Utility

With base unit, work surface, tiled splash-back and inset stainless steel sink and drainer with chrome mixer tap. Recessed ceiling lights, radiator, extractor fan, doorways to the guest cloakroom and integral garage. Plumbing for a washing machine and space for additional appliances.

#### Guest Cloakroom

Fitted with a white suite comprising: inset low level push button WC, vanity wash hand basin with tiled splash-back, storage unit and chrome mixer tap. Recessed ceiling lights, extractor fan, radiator and wood effect laminate flooring.

#### First Floor

##### Stairs & Landing

Traditional stained pine spindle, newel post and banister stairs lead to a galleried landing. With wall mounted central heating thermostat and timer.

##### Bedroom one

Offering extensive fitted bedroom furniture, two Upvc double glazed windows to front and side aspects, radiator and doorway to the en-suite shower room.

##### En-suite Shower Room

Fitted with a white suite comprising: vanity wash hand basin with storage unit and chrome mixer tap, inset low level push button WC, oversize shower enclosure with mains thermostatic shower system. Recessed ceiling lights, extractor fan, fully tiled walls, chrome towel radiator and Upvc obscure double glazed window to the rear of the property.

##### Bedroom Two

With sliding door fitted wardrobes and storage to one wall, Upvc double glazed bay window to the front aspect, carpet and radiator.

##### Bedroom Three

A third double bedroom with Upvc double glazed window overlooking the rear garden, fitted bedroom furniture and radiator.

##### Bedroom Four

Perfect as a nursery or study with Upvc double glazed window to the front elevation and radiator.

##### Family Bathroom

Offering a suite comprising: bath and panel with chrome showerhead mixer tap, pedestal wash hand basin with chrome taps, WC, shower enclosure with Mira Advance electric shower system. Two Velux skylight windows, recessed ceiling lights, Upvc obscure double glazed window to the rear aspect, part timber panelled and part tiled walls, radiator, towel radiator and airing cupboard housing the hot water storage cylinder.

##### Second Floor

##### Stairs & Landing

With traditional stained pine spindle, newel post and banister staircase, recessed ceiling lights, eaves storage cupboard and doorways to the attic rooms.

##### Attic Room One

Presently used as a gym with Velux skylight window, power and light. This room was built to building regulations with permission for use as a bedroom.

##### Attic Room Two

Utilised as a storage room with light and Velux skylight window. This room was built to building regulations with permission for use as a bedroom.

##### Outside

The property is approached via double wrought iron gates opening to a gravelled driveway providing off road parking before an integral garage. The garage has an up and over door, two Upvc obscure double glazed side windows, wall and floor storage units, work surface, power, lighting and wall mounted Worcester Greenstar Ri gas central heating boiler.

##### Gardens

There are delightful mature gardens to three sides with part walled boundaries, pathways and patio areas, lawns, water feature, timber decked area, shed, mature hedgerows, stocked borders and flowerbeds, external power and water connections.

##### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band C

No upward chain.

##### Services

Mains gas, electricity, water and drainage.

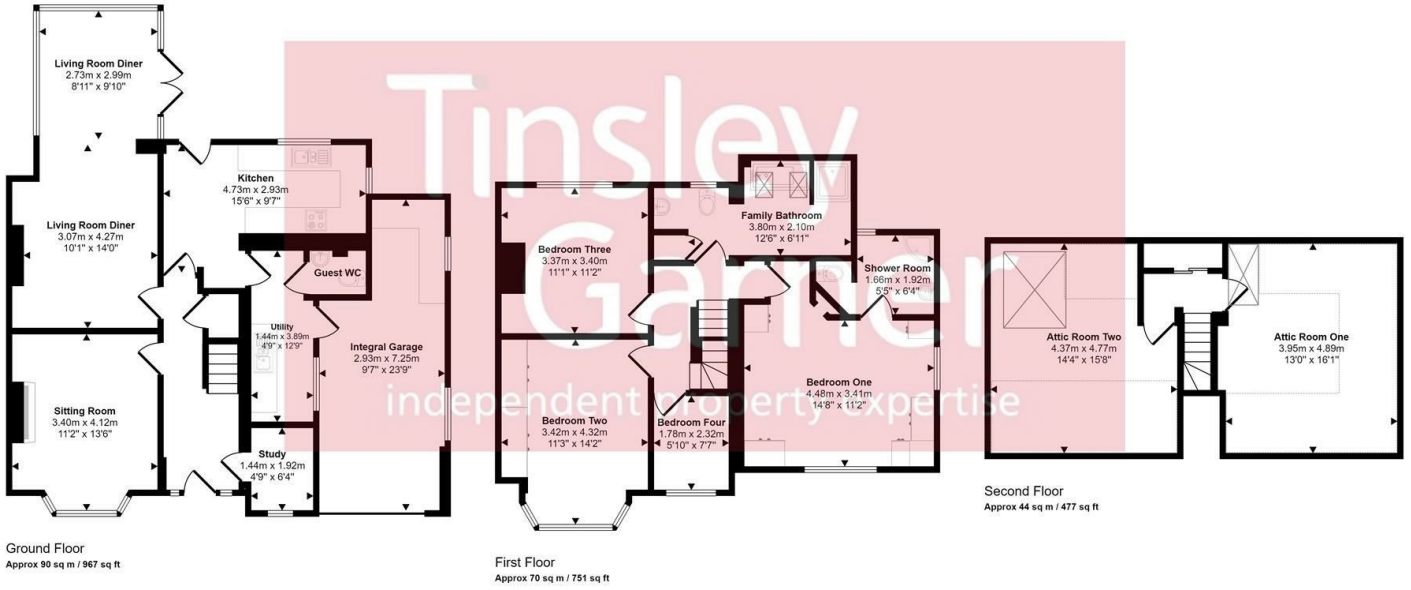
Gas central heating.

##### Viewings

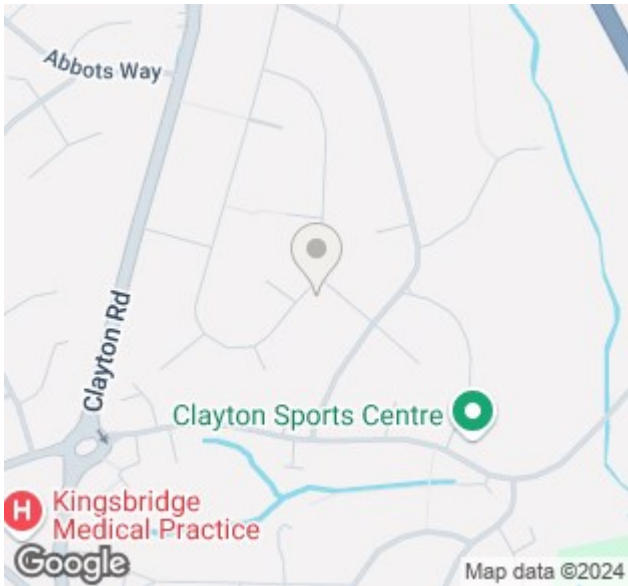
Strictly by appointment via the agent.



Approx Gross Internal Area  
204 sq m / 2195 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		55	69
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		