

18 Heathfield Drive, Waterhayes, Newcastle, Staffs, ST5 7TJ



Freehold £167,950

Bob Gutteridge Estate Agents are delighted to bring to the market this modern day town house situated on this ever popular Waterhayes development which provides ease of access to the A34 and A500 as well as being near to local shops, schools and amenities. This property offers the modern day comforts of Upvc double glazing along with gas combination central heating and in brief the accommodation comprises of entrance hall, spacious fitted kitchen/breakfast room, full width lounge/diner, half brick/Upvc double glazed conservatory and to the first floor are three generous bedrooms along with a first floor bathroom. Externally, the property offers gardens to both front and rear along with off road parking and an integral garage. We can also confirm this home is being sold with the advantage of No Vendor Chain!

ENTRANCE HALL

With Upvc double glazed frosted front access door, Upvc double glazed window to side, enclosed light fitting, electricity consumer unit, panelled radiator, Karndean flooring, BT telephone point (subject to usual transfer regulations), power points and part panelled/part glazed door provides access off to;

FITTED KITCHEN/BREAKFAST ROOM 2.97m x 3.00m (9'9" x 9'10")

With Upvc double glazed window to front, artex to ceiling, heat detector, three light fittings, a range of base and wall mounted walnut effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in stainless steel sink unit with chrome mixer tap above along with fresh water tap, space for freestanding gas cooker, ceramic splashback tiling, vinyl cushion flooring, plumbing for automatic washing machine, power points, double panelled radiator and part panelled/part frosted glazed door provides access off to;



FULL WIDTH LOUNGE/DINING ROOM 5.51m x 3.76m reducing to 3.38m (18'1" x 12'4" reducing to 11'1")

With Upvc double glazed window to rear, Upvc double glazed sliding patio door to rear, artex to ceiling, two pendant light fittings, heat detector, panelled radiator, decorative dado rail, feature fireplace with modern coal effect electric fire, two panelled radiators, power points and access leads off to;



HALF BRICK/UPVC DOUBLE GLAZED CONSERVATORY 4.45m x 2.67m (14'7" x 8'9")

With Upvc double glazed frosted panels to sides, Upvc double glazed windows to rear, Upvc double glazed patio doors to rear, double panelled radiator, TV aerial connection point and power points.



FIRST FLOOR LANDING

With artex to ceiling, access to loft space, enclosed light fitting, door to built in boiler cupboard housing a Worcester combination boiler providing domestic hot water and central heating systems. Doors to rooms including access off to;



BEDROOM ONE (FRONT) 3.38m plus wardrobe recess x 2.87m (11'1" plus wardrobe recess x 9'5")

With Upvc double glazed window to front, artex to ceiling, enclosed light fitting, panelled radiator, power points, sliding mirror wardrobe door reveals built in wardrobe providing ample domestic hanging space and storage space etc.



BEDROOM TWO (REAR) 2.87m x 2.87m plus wardrobe recess (9'5" x 9'5" plus wardrobe recess)

With Upvc double glazed window to rear, artex to ceiling, enclosed light fitting, picture rail, panelled radiator, power points, sliding mirror wardrobe door reveals built in wardrobe providing ample domestic hanging space and storage space etc.



BEDROOM THREE 2.46m x 2.59m (8'1" x 8'6")

With Upvc double glazed window to front, artex to ceiling, enclosed light fitting, panelled radiator, TV aerial connection point and power points.



FIRST FLOOR SHOWER ROOM 2.41m" x 1.85m (7'11" x 6'1")

With Upvc double glazed frosted window to rear, artex to ceiling, enclosed light fitting, Manrose extractor fan, a modern white suite comprising low level dual flush WC, pedestal sink unit with chrome mixer tap above, corner glazed shower cubicle with thermostatic direct flow shower, aqua boarding to splashback along with ceramic wall tiling and panelled radiator.



EXTERNALLY

FORE GARDEN

With tarmac driveway providing off road parking for two vehicles, stone chipping to border providing ease of maintenance with mature shrubs, access which leads off to;

REAR GARDEN

Bounded by concrete post and timber fencing with artificial grassed area providing ample domestic patio and sitting space, raised beds to borders with mature shrubs and plants and further seating area to rear.



INTEGRAL GARAGE 3.66m x 2.39m (12'0" x 7'10")

With panel front access door, plumbing for automatic washing machine, lighting, power supply connected and ample storage space.

COUNCIL TAX

Band 'B' amount payable to Newcastle under Lyme Borough Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

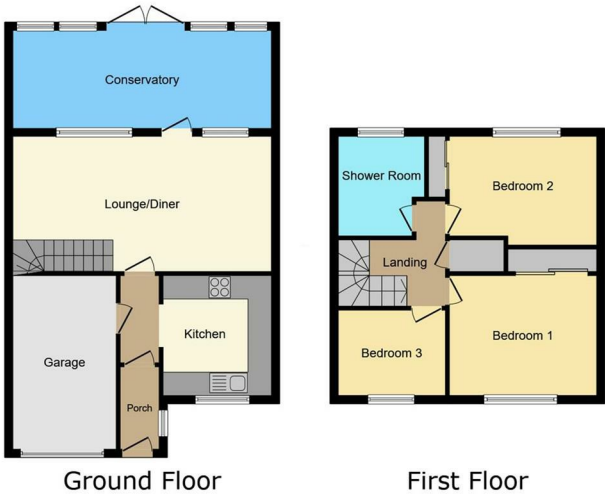
SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](https://www.propertybox.io)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING	
Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

