

8 Leicester Close, Clayton, Newcastle, Staffs, ST5 3BP



Freehold Offers in excess of £265,000

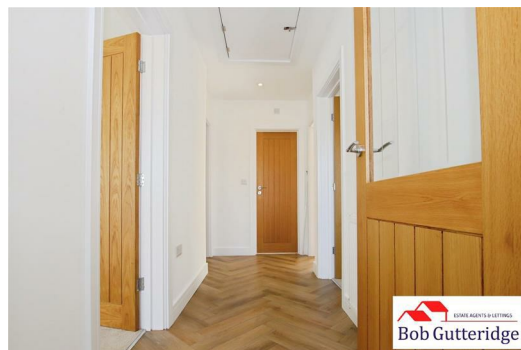
Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully modernised and updated traditional detached bungalow situated on a desirable plot in a cul de sac position in this ever popular and convenient Clayton location. This property as you would expect offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of storm porch, entrance hall, lounge/diner, fitted kitchen/breakfast room, two double bedrooms and a beautiful modern bathroom. Externally the property is set on a desirable walk around plot which allows for ample off road parking along with gardens to both the front and rear aspects. This desirable and beautifully presented detached bungalow is a must see property and being sold with the added benefit of NO VENDOR CHAIN !

STORM PORCH

With Upvc double glazed frosted French doors to front, LED spotlight fitting and part panelled/part glazed door leads off to;

ENTRANCE HALL

With two LED spotlight fittings, battery/mains smoke alarm, access to loft space, panelled radiator, herringbone design wood effect flooring, two power points and doors lead off to rooms including;



LOUNGE / DINER 5.08m x 3.91m reducing to 3.20m (16'8" x 12'10" reducing to 10'6")

With three Upvc double glazed windows to sides, Upvc double glazed window to front, pendant light fitting, panelled radiator, power points and TV aerial connection socket.



LUXURY NEW FITTED KITCHEN/BREAKFAST ROOM 3.63m x 3.81m reducing to 2.51m (11'11" x 12'6" reducing to 8'3")

With Upvc double glazed window to rear, Upvc double glazed frosted window to side, five LED spotlight fittings, battery/mains heat detector, a range of base and wall mounted modern soft grey storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in wood block effect with built in stainless steel sink unit with mixer tap above, built in Lamona four ring brushed stainless steel hob unit with oven beneath and extractor hood above, integrated fridge/freezer, integrated dishwasher, plumbing for automatic washing machine, electricity consumer unit, double panelled radiator, modern herringbone design wood effect flooring, power points and part panelled/part glazed door leads off to;



SIDE LOBBY

With Upvc double glazed frosted side access door, pendant light fitting, and Bi-fold door reveals built in boiler cupboard;

BOILER CUPBOARD

With a Main Eco Elite combination boiler providing domestic hot water and central heating systems, ample domestic shelving space and storage space, two power points and space for condenser dryer.



BEDROOM ONE (FRONT) 3.30m x 3.38m (10'10" x 11'1")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, power points and TV aerial socket.



BEDROOM TWO 3.23m x 3.18m (10'7" x 10'5")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points and TV aerial socket.



NEW MODERN BATHROOM 1.96m x 1.75m (6'5" x 5'9")

With Upvc double glazed frosted window to rear, four LED spotlight fittings, extractor fan, fully boarded in marble effect aqua boarding, a built in suite comprising dual flush WC, vanity sink unit with chrome mixer tap above, "L" shaped bath/shower unit with chrome mixer tap along with thermostatic direct flow shower with separate hair attachment, panelled radiator and herringbone design wood effect flooring.



EXTERNALLY

FORE GARDEN

Bounded by concrete post and timber fencing along with concrete walls with recently tarmaced driveway providing off road parking to the front of the property, mature shrubs and plants to borders, stone paving providing ease of maintenance and access which leads alongside the property to;



REAR GARDEN

Bounded by concrete post and timber/concrete panels with paved area providing ample domestic patio and sitting space, stone chipping pathways, lawn section, greenhouse and access to a detached sectional garage with metal up and over door, two glazed windows to sides and ample domestic external storage space.



COUNCIL TAX

Band 'C' 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 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

