

## 14 Leaswood Close, Clayton, Newcastle-under-Lyme, Staffordshire, ST5 4BX



**Freehold £170,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and up to date town house situated in this ever popular and convenient cul de sac location in Clayton which provides ease of access to the A500 & M6. As you would expect this property offers the modern day comforts of double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, modern fitted kitchen, lounge/dining room, conservatory, study, downstairs WC and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear along with off road parking. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN ! Viewing Advised !

### STORM PORCH 1.32m x 1.09m (4'4" x 3'7")

With double glazed frosted front access door, pendant light fitting, wood laminate flooring, electricity consumer unit, Solar PV isolator and door leading off to;

### ENTRANCE LOBBY 2.95m x 1.78m (9'8" x 5'10")

With pendant light fitting, panelled radiator, wood laminate flooring, dado rail, access to understairs storage cupboard, stairs to first floor and doors leading off to;



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### FITTED KITCHEN 2.95m x 2.90m (9'8" x 9'6")

With Upvc double glazed window to front, four lamp spotlight fitting, a range of base and wall mounted storage cupboards providing ample domestic storage space, round edge worktop, built-in bowl and a half sink unit with mixer tap above, built-in Neff four ring glass ceramic hob with Bosch extractor hood above, built-in Neff double fan oven with grill above, space for fridge/freezer, space for automatic washing machine and power points.



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## LOUNGE 4.50m x 3.99m maximum (14'9" x 13'1" maximum)

With Upvc double glazed sliding patio doors, 19 dimmable spotlight fittings, single panelled radiator, wood laminate flooring, Openreach connection point (subject to usual transfer regulations), TV aerial connection point and power points.



## STUDY 1.63m x 3.58m (5'4" x 11'9")

With sliding patio doors to rear, pendant light fitting, single panelled radiator, wood laminate flooring and power points.



## CONSERVATORY 2.49m x 3.66m (8'2" x 12'0")

With glazed windows to side and rear aspects, metallic glazed side access door, wood laminate flooring, two wall mounted light fittings and power points.



## DOWNSTAIRS W/C 1.75m x 1.17m (5'9" x 3'10")

With glazed frosted window to front, pendant light fitting, ceramic tiled flooring, ceramic splashback tiling, low level dual flush WC, vanity sink unit and an Ideal gas boiler providing the domestic heating systems.



## FIRST FLOOR LANDING 2.11m x 3.02m (6'11" x 9'11")

With pendant light fitting, loft access, heating programmer, decorative dado rail, airing cupboard housing hot water cylinder providing the domestic hot water systems and doors leading off to;



## **BEDROOM ONE (REAR) 3.76m x 3.15m (12'4" x 10'4")**

With Upvc double glazed window to rear, pendant light fitting, coving to ceiling, single panelled radiator, timber flooring, built-in storage cupboard providing ample domestic storage space and power points.



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## **BEDROOM TWO (FRONT) 3.56m x 3.05m (11'8" x 10'0")**

With Upvc double glazed window to front, pendant light fitting, coving to ceiling, double panelled radiator, timber flooring, power points and built-in storage cupboard providing ample domestic storage space.



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### **BEDROOM THREE (REAR) 2.51m x 2.59m ( 8'3" x 8'6" )**

With Upvc double glazed window to rear, pendant light fitting, coving to ceiling, single panelled radiator and power points.



### **FIRST FLOOR BATHROOM 2.06m x 1.78m ( 6'9" x 5'10" )**

With Upvc double glazed window to front, enclosed light fitting, extractor fan, double panelled radiator, wood laminate flooring, a white suite comprising low level WC, pedestal sink unit, panelled bath unit with mixer tap above and Mira Sprint electric shower unit, ceramic wall tiling and coving to ceiling.



### **EXTERNALLY**

### **FOREGARDEN**

Access via steps, with stone flagged shared walkway, raised beds.



## ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, with Indian stone paving and patio area providing ample domestic patio and sitting space, timber built garden shed and timber rear access gate.



## SOLAR PANELS

This property also benefits from the use of Solar Panels to the rear of the house.

## COUNCIL TAX

Band 'A' 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**

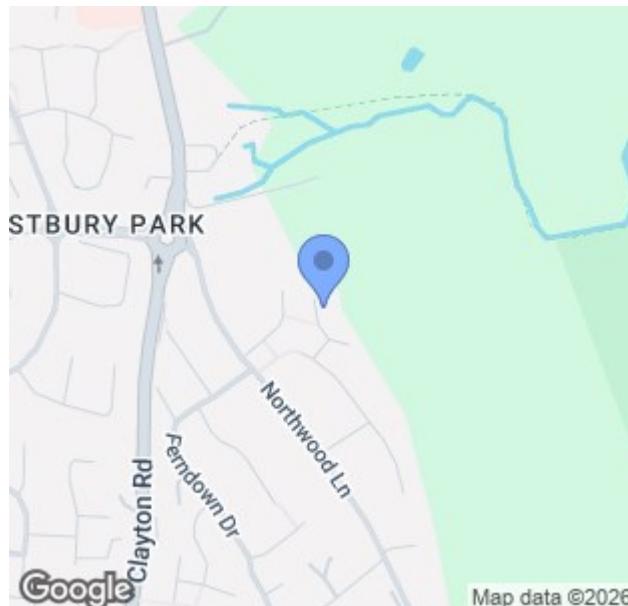
Main services of gas, electricity, water and drainage are connected.

## **VIEWING**

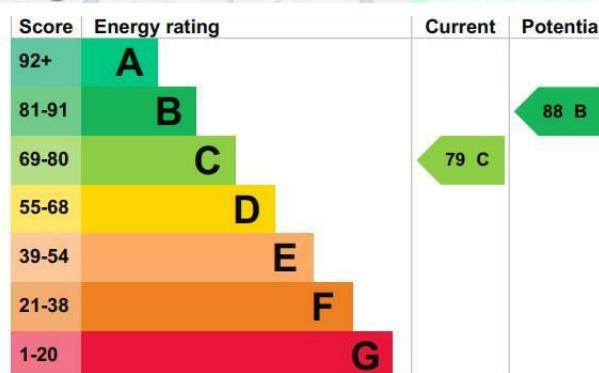
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



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.co.uk



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#### HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

