



Sandon Avenue | Westlands | Newcastle | ST5 3QB

£360,000

**MODERNISATION REQUIRED, SPACIOUS FAMILY HOME WITH FANTASTIC POTENTIAL.**

This deceptively spacious four bedroom detached family home occupies a prime position within a much sought after residential location. This impressive property requires modernisation throughout offering potential purchasers the opportunity to create their dream home. Local amenities, schools, commuter and transport networks are all within easy reach. The ground floor accommodation comprises, entrance porch, spacious hallway, dining room, lounge, kitchen, conservatory, shower room, side porch and cloakroom w/c. The first floor accommodation comprises, four bedrooms, bathroom and cloakroom w/c. Externally there is a carriage driveway providing ample parking for several vehicles, garage and a large enclosed rear garden. No upward chain, viewings are essential.



## Property Description

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### ENTRANCE PORCH

Upvc double glazed entrance doors and windows to the front elevation, tiled floor.

### ENTRANCE HALL

Upvc double glazed entrance door and windows to the front elevation leading to a spacious hallway, coving to ceiling, radiator and staircase leading to the first floor.

### SHOWER ROOM

11' 3" x 7' 5" (3.43m x 2.26m) Wall mounted electric shower, vanity wash hand basin, low level w/c, bidet, radiator, part tiled walls, upvc double glazed windows to the front and side elevations.

### SIDE PORCH

Upvc double glazed entrance door to the side elevation.

### CLOAKROOM W/C

Low level w/c, wall mounted wash hand basin and part tiled walls.

### DINING ROOM

14' 9" x 12' 2" (4.5m x 3.71m) Gas fire with surround, coving to ceiling, radiator and upvc double glazed bay window to the front elevation.

### KITCHEN

16' 3" x 9' 10" (extending to 12' 1") (4.95m x 3m) Fitted base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset one and a half bowl sink and single drainer with mixer tap. Built in electric oven, gas hob and stainless steel extractor hood. Plumbing for a washing machine and dishwasher, radiator, tiled floor, part tiled walls, upvc double glazed window and bay window to the rear elevation.

### LOUNGE

17' 3" x 12' 2" (5.26m x 3.71m) Gas fire with stone surround, coving to ceiling, radiator and double glazed patio doors leading to the rear garden.

### CONSERVATORY

25' 8" x 12' 11" (7.82m x 3.94m) Radiator, upvc double glazed windows to front, side and rear elevations, upvc double glazed patio doors leading to the rear garden.

### FIRST FLOOR (SPLIT LEVEL LANDING)

Radiator and upvc double glazed window to the side elevation.

### CLOAKROOM W/C

Low level w/c, wall mounted wash hand basin, upvc double glazed window to the side elevation and doorway leading to a useful walk-in storage area.

### MAIN LANDING

Loft access and coving to the ceiling.

## MASTER BEDROOM

15' 3" x 12' 2" (4.65m x 3.71m) Built in storage cupboard, radiator and double glazed bay window to the front elevation.

## BEDROOM TWO

13' 6" x 10' 6" (4.11m x 3.2m) Fitted wardrobes, built in storage cupboard, radiator and double glazed window to the rear elevation.

## BEDROOM THREE

10' 2" x 10' (3.1m x 3.05m) Radiator and upvc double glazed window to the rear elevation.

## BEDROOM FOUR

8' 4" x 7' 10" (2.54m x 2.39m) Radiator and upvc double glazed window to the front elevation.

## BATHROOM

Four piece suite comprising panelled bath, pedestal wash hand basin, low level w/c and bidet. Airing cupboard, radiator, part tiled walls, extractor fan and upvc double glazed window to the rear elevation.

## EXTERIOR

To the front of the property there is a carriage driveway providing ample parking for several vehicles and a garage with up and over door, power and lighting. To the rear of the property there is an extensive paved patio, timber storage shed with power and lighting and a large enclosed lawned garden.

## GENERAL INFORMATION

### Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

## Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

## Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

## Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

## Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

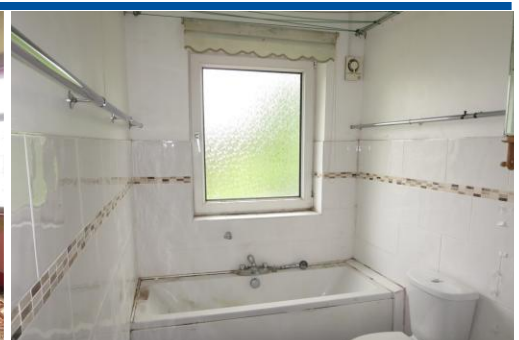
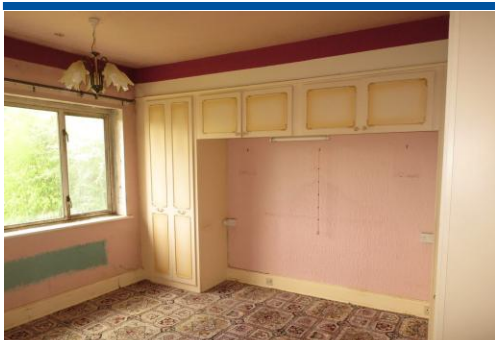
These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

## Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

## Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).  
42/60/31



## Tenure

Freehold

## Council Tax Band

F

## Viewing Arrangements

Strictly by appointment

## Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

ST5 1EN

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements