



Beresford Crescent | Westlands | Newcastle | ST5 3RQ

£285,000

**IDEAL FAMILY HOME, GREAT LOCATION.**

This well presented traditional three bedroom semi detached family home is situated in a much sought after residential location, offering excellent access to local amenities, schools, commuter and transport networks. The accommodation comprises, entrance porch, hallway, dining room, lounge, conservatory, kitchen, three bedrooms and a bathroom. Gas central heating, double glazing, driveway, garage and gardens front and rear. No upward chain, viewings are strongly recommended.



## Property Description

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### ENTRANCE PORCH

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

### ENTRANCE HALL

Original feature entrance door and windows with stained glass panes, radiator, wood flooring and staircase leading to the first floor.

### DINING ROOM

13' x 11' 2" (3.96m x 3.4m) Coving to ceiling, television point, radiator and upvc double glazed bay window to the front elevation.

### LOUNGE

12' 5" x 11' 1" (3.78m x 3.38m) Coal effect gas fire with feature hearth and surround, television point, radiator and upvc double glazed french patio doors leading to the conservatory.

### CONSERVATORY

10' 7" x 8' 11" (3.23m x 2.72m) Wood flooring, upvc double glazed windows and french patio doors leading to the rear garden.

### KITCHEN

15' 6" x 6' 7" (4.72m x 2.01m) Fitted with a range of base units, drawers and matching wall mounted cupboards. One and a half bowl sink and drainer unit with mixer tap. Built in electric oven and gas hob. Plumbing for a washing machine, wood flooring, radiator, part tiled walls, pantry, entrance door to the side elevation and upvc double glazed windows to the side and rear elevations.

### FIRST FLOOR LANDING

Loft access and upvc double glazed window to the side elevation.

### MASTER BEDROOM

13' 8" x 11' 2" (4.17m x 3.4m) Radiator and upvc double glazed bay window to the front elevation.

### BEDROOM TWO

12' 5" x 11' 1" (3.78m x 3.38m) Radiator and upvc double glazed window to the rear elevation.

### BEDROOM THREE

6' 8" x 6' 6" (2.03m x 1.98m) Radiator and upvc double glazed window to the front elevation.

### BATHROOM

Three piece suite comprising panelled bath with electric shower above, pedestal wash hand basin and low level w/c. Radiator, tiled walls, extractor fan and upvc double glazed window to the rear elevation.

### EXTERIOR

To the front of the property there is a lawned garden with shrub borders and a driveway providing off road parking, leading to the garage. To the rear of the property there is a patio area and a spacious enclosed garden, mainly laid to lawn with well stocked borders comprising various mature trees, plants and shrubs.

## 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

D

## Viewing Arrangements

Strictly by appointment

## Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

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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