



Lincoln Avenue | Clayton | Newcastle | ST5 3BB

£230,000

SPACIOUS FAMILY HOME WITH FANTASTIC POTENTIAL, NO UPWARD CHAIN.

This spacious three bedroom semi detached family home occupies a prime position within a much sought after residential location. The property requires selective 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 accommodation comprises, entrance hall, cloakroom w/c, dining room, lounge, breakfast/kitchen, rear porch, three bedrooms and a bathroom. Externally there is a driveway providing off road parking, garage and a spacious enclosed rear garden. No upward chain, viewings are essential.



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ENTRANCE HALL

Double glazed entrance door to the front elevation, radiator and staircase leading to the first floor.

CLOAKROOM W/C

Low level w/c, wall mounted wash hand basin and extractor fan.

DINING ROOM

13' 9" x 10' 10" (4.19m x 3.3m) Radiator and bow window to the front elevation.

LOUNGE

20' 8" x 10' (extending to 10' 11") (6.3m x 3.05m) Electric fire with feature hearth and surround, television point, coving to the ceiling, radiator and window to the rear elevation.

KITCHEN/BREAKFAST ROOM

BREAKFAST AREA

8' 10" x 5' 11" (2.69m x 1.8m) Radiator and archway leading to the kitchen area.

KITCHEN

11' 7" x 7' 7" (3.53m x 2.31m) Fitted with a range of base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset sink and single drainer unit with mixer tap. Gas cooker point, tiled walls and window to the rear elevation.

REAR PORCH

Entrance door to the rear, radiator and door to the garage.

FIRST FLOOR LANDING

Loft access and window to the side elevation.

MASTER BEDROOM

14' x 11' (4.27m x 3.35m) Radiator and bow window to the front elevation.

BEDROOM TWO

11' 11" x 9' 8" (3.63m x 2.95m) Built in wardrobes, radiator and window to the rear elevation.

BEDROOM THREE

7' 4" x 5' 11" (2.24m x 1.8m) Radiator and window to the front elevation.

BATHROOM

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

EXTERIOR

To the front of the property there is a driveway providing off road parking and leading to the attached garage which has an up and over door, power, lighting and plumbing for a washing machine. To the rear of the property there is a paved patio, spacious enclosed lawned garden with shrub borders and a timber storage shed.

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.

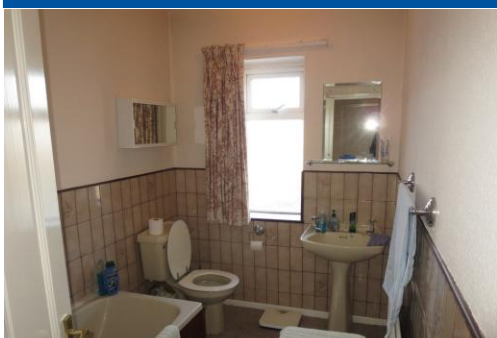
Market Appraisal

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

C

Viewing Arrangements

Strictly by appointment

Contact Details

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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