



Poolfield Avenue | Newcastle | Staffordshire | ST5 2NL Offers in excess of £300,000

This stunning traditional semi detached family home is beautifully presented throughout, whilst retaining many original period features. The property is situated in a much sought after residential location and occupies an enviable corner plot, offering ample parking for several vehicles. Local amenities, schools, commuter and transport networks are all within easy reach. The accommodation comprises, entrance hall, cloakroom w/c, dining room, lounge, lobby, kitchen, three bedrooms and a family bathroom. Gas central heating, double glazing, twin entrance driveway, garage and lovely well maintained gardens to the front and rear. Viewings are highly recommended to appreciate what this impressive property has to offer.



Property Description

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ENTRANCE HALL

Upvc double glazed entrance door to the front elevation, upvc double glazed window to the side elevation, original natural wood flooring, radiator and staircase leading to the first floor.

CLOAKROOM W/C

Low level w/c, vanity wash hand basin, tiled floor, radiator and upvc double glazed window to the side elevation.

DINING ROOM

11' 11" x 11' 6" (3.63m x 3.51m) Feature fire surround, coving to the ceiling, original fitted base units with feature display shelving, wood flooring, radiator and upvc double glazed bay window to the front elevation.

LOUNGE

14' 1" x 11' 7" (4.29m x 3.53m) Tiled hearth and feature surround, coving to the ceiling, television point, radiator, upvc double glazed windows and patio door leading to the rear garden.

LOBBY

Tiled floor and entrance door to the side elevation.

KITCHEN

13' 7" x 6' 10" (4.14m x 2.08m) Fitted with a range of base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset one and a half bowl stainless steel sink and single drainer with mixer tap. Built in electric double oven, gas hob and stainless steel extractor hood. Tiled floor, part tiled walls, plumbing for a washing machine, radiator, upvc double glazed bay window to the side elevation and upvc double glazed window to the rear elevation.

FIRST FLOOR LANDING

Upvc double glazed window to the side elevation.

MASTER BEDROOM

14' 3" x 11' 6" (4.34m x 3.51m) Loft access (leading to a boarded loft space with power points) radiator and upvc double glazed window to the rear elevation.

BEDROOM TWO

12' 8" x 9' 4" (3.86m x 2.84m) Fitted wardrobes, radiator and upvc double glazed bay window to the front elevation.

BEDROOM THREE

9' 10" x 6' 11" (3m x 2.11m) Radiator and upvc double glazed window to the rear elevation.

BATHROOM

Three piece suite comprising pedestal bath with electric shower above, vanity wash hand basin and low level w/c. Airing cupboard, part tiled walls, radiator and upvc double glazed window to the front elevation.

EXTERIOR

To the front of the property there is a twin entrance driveway providing ample parking for several vehicles, garage with power and lighting and a very well maintained garden, majority laid to lawn with well stocked borders incorporating various mature plants and shrubs. To the rear of the property there is a well presented enclosed tiered landscaped garden comprising paved patio areas, lawn 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