



Belfield Avenue | Maybank | Newcastle | ST5 9NG

£265,000

IDEAL FAMILY HOME, MUCH SOUGHT AFTER LOCATION, NO CHAIN.

This very well maintained, traditional bay fronted 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, cloakroom w/c, lounge, dining room, kitchen, garden room, three bedrooms, shower room and separate w/c. Gas hot water boiler and Fischer electric radiators, upvc double glazing, driveway, garage and attractive gardens to the front and rear.

Viewings are strongly recommended.



Property Description

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ENTRANCE PORCH

Upvc double glazed entrance door to the front elevation and tiled floor.

ENTRANCE HALL

Upvc double glazed entrance door, bright and airy hallway giving access to ground floor rooms, attractive window to the side elevation, electric radiator and staircase leading to the first floor.

CLOAKROOM W/C

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

DINING ROOM

13' 7" x 11' 5" (4.14m x 3.48m) Living flame electric fire with feature hearth and surround, upvc double glazed bay window to the front elevation.

LOUNGE

13' 2" x 11' 5" (4.01m x 3.48m) Living flame electric fire with feature hearth and surround, electric radiator, television point and upvc double glazed window to the rear elevation.

KITCHEN

8' 10" x 6' 11" (2.69m x 2.11m) 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. Gas cooker point, plumbing for a washing machine, part tiled walls, upvc double glazed window to the side elevation and door leading to the garden room.

GARDEN ROOM

Upvc double glazed windows and entrance door leading to the rear garden.

FIRST FLOOR LANDING

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

MASTER BEDROOM

14' 3" (into bay) x 9' 4" (to wardrobe) (4.34m x 2.84m) Fitted wardrobes and dressing table, electric radiator and upvc double glazed bay window to the front elevation.

BEDROOM TWO

12' 11" x 9' 5" (to wardrobe) (3.94m x 2.87m) Fitted wardrobes, vanity wash hand basin and upvc double glazed window to the rear elevation.

BEDROOM THREE

6' 11" x 6' 1" (2.11m x 1.85m) Upvc double glazed window to the front elevation.

SHOWER ROOM

Walk in shower cubicle with electric shower, vanity wash hand basin, electric towel rail, tiled walls, built in storage cupboard and upvc double glazed window to the rear elevation.

SEPARATE W/C

Low level w/c, part tiled walls and upvc double glazed window to the side elevation.

EXTERIOR

To the front of the property there is a well maintained lawned garden with well stocked borders incorporating various mature plants and shrubs and a driveway providing off road parking. To the rear of the property there are two paved patio areas, a feature shaped lawned garden with a gravel border and a concrete panelled brick effect garage with up and over door.

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.

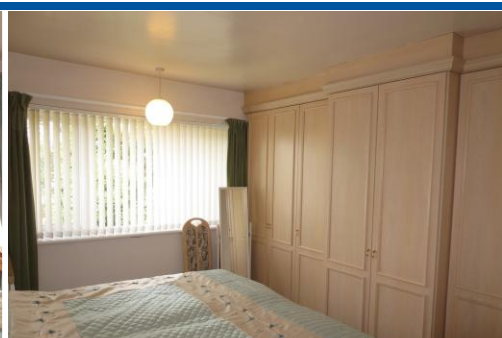
Market Appraisal

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 and 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