



Sudbury Place | Westbury Park | Newcastle | ST5 4LB

£189,950

IDEAL FIRST TIME BUY, LOVELY CUL-DE-SAC POSITION, NO CHAIN.

This well presented two bedroom semi detached property occupies a prime cul-de-sac position within the much sought after Westbury Park Development. This impressive property offers excellent access to local schools, amenities, commuter and transport networks. The accommodation comprises, entrance hall, lounge, kitchen/diner, two bedrooms and a bathroom. Gas central heating, upvc double glazing, driveway, spacious enclosed carport with up and over door, well maintained gardens to the front and rear. Viewings are strongly recommended.



## Property Description

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### ENTRANCE HALL

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

### LOUNGE

13' 4" x 10' 2" (4.06m x 3.1m) Coal effect gas fire with feature hearth and surround, television point, radiator, wood effect laminate flooring, coving to the ceiling and upvc double glazed window to the front elevation.

### KITCHEN/DINER

13' 3" x 9' 5" (4.04m x 2.87m) Fitted with a range of base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset stainless steel sink and single drainer with mixer tap. Built in electric oven and gas hob. Plumbing for a washing machine, radiator, coving to the ceiling, wood effect laminate flooring, upvc double glazed windows and patio door leading to the rear garden.

### FIRST FLOOR LANDING

Airing cupboard, loft access, coving to the ceiling and upvc double glazed window to the side elevation.

### MASTER BEDROOM

13' 3" (max) x 9' 4" (4.04m x 2.84m) Built in wardrobe and storage cupboard, radiator and upvc double glazed windows to the front elevation.

### BEDROOM TWO

11' 5" x 6' 11" (3.48m x 2.11m) Radiator and upvc double glazed window to the rear elevation.

### BATHROOM

Fitted with a white three piece suite comprising, panelled bath with mixer shower above, pedestal wash hand basin and low level w/c. Radiator, extractor fan and upvc double glazed window to the rear elevation.

### EXTERIOR

To the front of the property there is a lawned garden and a driveway providing off road parking, leading to a spacious enclosed carport (24' 5" x 10' 11") with up and over door. To the rear of the property there is a paved patio and a well maintained enclosed lawned garden with well stocked borders incorporating various mature 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.

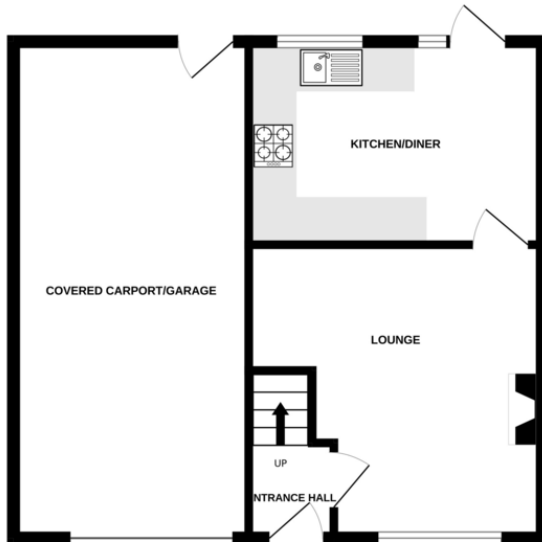
#### Survey & Valuation

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).

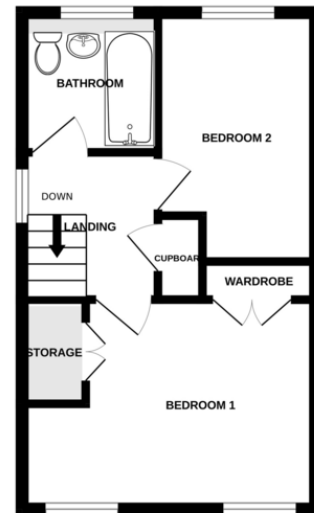
42/60/31



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Tenure

Freehold

## Council Tax Band

B

## 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 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