



Broome Hill | Clayton | Newcastle | ST5 4DJ

£230,000

THREE BEDROOM DETACHED FAMILY HOME, GREAT LOCATION, NO UPWARD CHAIN.

This spacious three bedroom family home occupies a prime cul-de-sac position within a much sought after residential location and offers excellent access to local amenities, schools, commuter and transport networks. The property requires selective modernisation throughout offering potential purchasers the opportunity to create their ideal home. The accommodation comprises, entrance porch, lounge, sitting room, dining room, kitchen, three bedrooms, bathroom and seperate w/c. Gas central heating, double glazing, driveway and gardens. No upward chain, viewings are strongly recommended.



Property Description

This spacious three bedroom family home occupies a prime cul-de-sac position within a much sought after residential location and offers excellent access to local amenities, schools, commuter and transport networks.

The property requires selective modernisation throughout offering potential purchasers the opportunity to create their ideal home. The accommodation comprises, entrance porch, lounge, sitting room, dining room, kitchen, three bedrooms, bathroom and separate w/c. Gas central heating, double glazing, driveway and gardens.

ENTRANCE PORCH

Double glazed entrance door to the front elevation.

LOUNGE

21' x 10' 11" (6.4m x 3.33m) Coving to the ceiling, radiator, open plan staircase leading to the first floor, upvc double glazed windows to the front and side elevations.

SITTING ROOM

16' 2" x 7' 9" (4.93m x 2.36m) (formerly integral garage) radiator and upvc double glazed window to the front elevation.

DINING ROOM

13' 1" x 7' 11" (3.99m x 2.41m) Two radiators and upvc double glazed french patio doors leading to the rear garden.

KITCHEN

10' 9" x 7' 3" (3.28m x 2.21m) Base and wall units, work surfaces incorporating inset one and a half bowl sink and single drainer with mixer tap. Upvc double glazed window and entrance door to the rear elevation.

FIRST FLOOR LANDING

Loft access and walk in storage cupboard with plumbing for a washing machine.

MASTER BEDROOM

14' 4" x 10' 5" (4.37m x 3.18m) Fitted wardrobes, walk in storage cupboard, radiator and upvc double glazed window to the front elevation.

BEDROOM TWO

10' 8" x 8' 5" (3.25m x 2.57m) Radiator and upvc double glazed window to the front elevation.

BEDROOM THREE

11' 1" x 7' 7" (3.38m x 2.31m) Radiator and upvc double glazed window to the rear elevation.

BATHROOM

Panelled corner bath with electric shower above, vanity wash hand basin, heated towel rail, tiled walls and floor, upvc double glazed window to the rear elevation.

SEPERATE W/C

Low level w/c, radiator, tiled walls and floor, upvc double glazed window to the rear elevation.

EXTERIOR

To the front of the property there is a small lawned garden and a driveway providing off road parking. To the rear of the property there is an enclosed garden with decking (poor condition) paved patio and garden pond.

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.

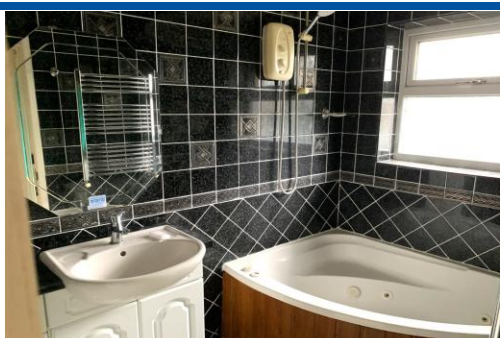
Market Appraisal

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

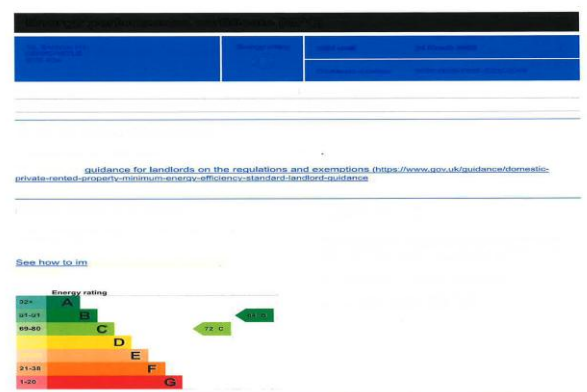
Viewing Arrangements

Strictly by appointment

Contact Details

The Estate Office
5 King Street
Newcastle
Staffordshire
ST5 1EN

www.louistaylor.co.uk
newcastle@louis-taylor.co.uk
01782 622677



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