

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



92 Buckmaster Avenue, Clayton, Newcastle, ST5 3AN

Asking Price

£300,000

- Watch Our Online Video Tour!
- Quality And Space
- Master Bedroom With En-Suite
- GF Cloakroom & Utility Room
- Comfortable Lounge With Multi-Fuel Stove
- A Distinctive Modern House
- Open Outlook
- Two Additional Bedrooms
- Stunning Fitted Kitchen With Dining Area

It's unusual and exciting to find a recently built semi-detached house that has such a distinctive appearance which offers such spacious, well designed yet practical accommodation.

This property in Buckmaster Avenue has an open outlook to the front and a low maintenance garden to the rear with a good quality patio and an artificial grass lawn. There is currently parking at the front of the house for two cars in the block paved driveway but there is no doubt that you could extend the driveway to the parking space as and when family requirements make it necessary.

Step inside this house and you are greeted by a truly spacious reception hall from which there is a well proportioned cloakroom, a comfortable lounge with an impressive feature fireplace with a multi-fuel stove... and to the rear of the property a magnificent fitted kitchen with dining area, comprehensive range of integrated appliances and bi-fold doors leading into the garden.

From a practical point of view please note the well equipped utility room complete with Baxi combi boiler and space for a washing machine and dryer and the first floor accommodation of the house provides an impressive master bedroom, superb en-suite shower room and two further bedrooms of generous size. The family bathroom is fully tiled and well equipped and the overall presentation and decoration of the house is first class.

See our online virtual tour and for more information call or e-mail us.



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GROUND FLOOR

RECEPTION HALL

Composite double glazed front door. Radiator with decorative cover.

CLOAKROOM/WC

7'2" x 4'5" (2.18 x 1.35)

Laminate flooring. Radiator. UPVC double glazed window. White wc with concealed cistern and wash basin within a fitted unit. Spotlights. Extractor.

LOUNGE

15'4" x 14'9" into bay (4.67 x 4.50 into bay)

Fitted carpet. Radiator. UPVC double glazed bay window with white fitted venetian blinds. Impressive feature fireplace with multi-fuel stove. Spotlights.

FITTED KITCHEN WITH DINING AREA

15'4" x 13'10" (4.67 x 4.22)

Gleaming pale grey floor tiling. Complete range of wall cupboards and base units with soft close doors and drawers to match the flooring and with integrated Bosch stainless steel cooker hood, under oven, integrated fridge freezer and dishwasher. White aluminium double glazed bifold doors leading out into the garden. Radiator. Walk in under stairs storage cupboard with floor to match the kitchen.

UTILITY ROOM

8'7" x 6'11" (2.62 x 2.11)

Flooring to match the kitchen. Range of wall cupboards and base units to match the kitchen units. Baxi wall mounted combi boiler. Plumbing for washing machine. Space for dryer. UPVC double glazed window with fitted white venetian blinds. UPVC double glazed external door. Radiator. Extractor.

FIRST FLOOR

LANDING

Fitted stair and landing carpets and approached by an interesting staircase! Radiator with decorative cover. Access to the loft.

BEDROOM ONE

Fitted carpet. Radiator. UPVC double glazed window with white fitted venetian blinds.

SUPERB EN-SUITE

6'11" x 6'2" (2.11 x 1.88)

Grey floor and wall tiling. Contemporary style white wash basin within a fitted unit and wc with concealed cistern. Walk in shower with rain head shower. Spotlights. Stainless steel centrally heated towel rail radiator. Extractor.

BEDROOM TWO

14'7" x 8'7" (4.45 x 2.62 (4.44 x 2.61))

Fitted carpet. Radiator. UPVC double glazed windows to the front and rear with white fitted venetian blinds.

BEDROOM THREE

Fitted carpet. Radiator. UPVC double glazed window with white fitted venetian blinds. Fitted wardrobes to the whole of one wall.

FAMILY BATHROOM

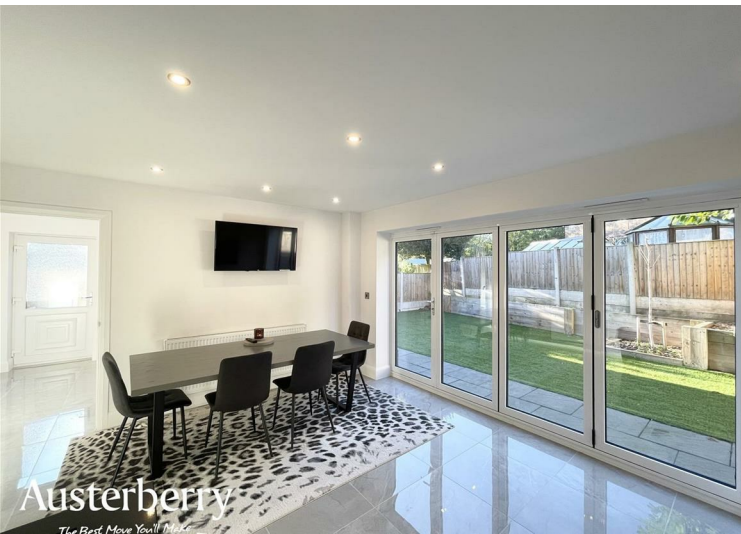
10'7" x 6'4" (3.23 x 1.93)

Grey floor and wall tiling. White suite consisting of panelled bath, wash basin and wc within a fitted white unit. Walk in shower with rain head shower. Spotlights. Extractor. Stainless steel centrally heated towel rail radiator.

OUTSIDE

There's a two car block paved driveway and lawned front garden which offers the opportunity to create more parking space as and when you need it.

There is an open outlook to the front of the house and a compact and enclosed fenced rear garden with patio, artificial grass lawn, outside tap and lighting.





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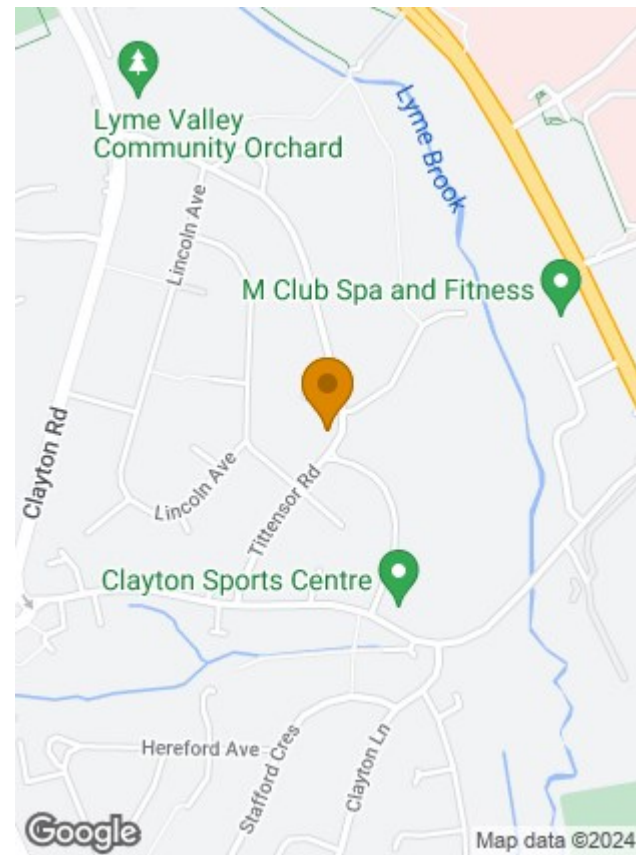
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - D



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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