

2 The Limes, First Avenue,
Newcastle under Lyme, ST5 8QX



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Asking Price: £265,000





We are delighted to offer to market this exceptional three-bedroom detached family home. Having been much improved by the current owners giving a modern and contemporary finish throughout. Located only short walk from nearby Wolstanton High Street, schools and a variety of local amenities with great commuter links across the city this property must be viewed to be fully appreciated.

Comprising of entrance hall, lounge with feature fireplace & open staircase, a bespoke fitted kitchen/ diner with high gloss cupboard fronts & integrated appliances and bright conservatory leading to the rear garden. The first floor provides three good sized bedrooms and contemporary family bathroom. The property benefits from uPVC double glazing and gas central heating throughout.

Externally: Driveway parking to the front of the property leading via gated access to a single garage with electric supply and enclosed rear garden offering paved patio and artificial lawn bordered by mature shrub beds.

Tenure: Freehold



Accommodation Briefly Comprising of:

Entrance Hall: 3'9" x 3'4" max (1.20m x 1.06m) composite exterior door, internal door leading to lounge, radiator.

Lounge: 15'2" x 14'6" max (4.63m x 4.44m) uPVC double glazed window to front elevation, feature fireplace with electric fire, entrance to open staircase, internal door to kitchen, radiator.

Kitchen/ Diner: 15'3" x 7'8" max (4.65m x 2.37m) uPVC double glazed patio door & double glazed window to rear elevation, a range of matching wall and base cupboards, breakfast bar, composite sink & chrome mixer tap, fitted electric hob & wall mounted extractor, integrated Bosch electric oven, grill & microwave oven, integrated dishwasher & washing machine, walk-in storage cupboard, radiator.

Conservatory: 10'5" x 9'10" max (3.20m x 3.04m) uPVC double glazed patio door & double glazed windows, radiator.

First Floor Landing: uPVC double glazed window to side elevation, internal doors leading to bedrooms and bathroom, ceiling fitted loft access.

Bedroom One: 11'9" x 8'7" max (3.38m x 2.65m) uPVC double glazed window to front elevation, fitted wardrobes, radiator.

Bedroom Two: 11'7" x 8'3" max (3.56m x 2.52m) uPVC double glazed window to rear elevation, fitted wardrobes, radiator.

Bedroom Three: 8'1" x 6'8" max (2.47m x 2.07m) uPVC double glazed window to rear elevation, radiator.

Bathroom: 7'9" x 6'2" max (2.41m x 1.89m) uPVC double glazed window to front elevation, white suite consisting of inset sink & chrome mixer tap, inset low-level flush toilet, bath & chrome mixer tap, wall mounted Mira electric shower & fitted shower screen over bath & chrome mixer tap, emersion cupboard, radiator.

COUNCIL TAX BAND C

Note: Services, appliances and heating system have not been tested by the agent and all measurements are approximate.



*EPC TO BE CHANGED**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		