



West Street | Newcastle | Staffordshire | ST5 1BS

£199,950

VERY WELL PRESENTED, DECEPTIVELY SPACIOUS & GREAT LOCATION, NO UPWARD CHAIN. This very well presented bay fronted mid terrace property boasts a wealth of character and is situated in a much sought after residential location on the periphery of Newcastle town centre. Local amenities, schools, commuter and transport networks are all within close proximity. The accommodation comprises, entrance porch, hallway, lounge, dining room, kitchen, rear porch, cloakroom w/c / utility room, cellar, two double bedrooms, dressing room off master bedroom, spacious bathroom with four piece suite and a loft room. Gas central heating, upvc double glazing and rear courtyard. Viewings are strongly recommended.



Property Description

This very well presented bay fronted mid terrace property boasts a wealth of character and is situated in a much sought after residential location on the periphery of Newcastle town centre. Local amenities, schools, commuter and transport networks are all within close proximity.

The accommodation comprises, entrance porch, hallway, lounge, dining room, kitchen, rear porch, cloakroom w/c / utility room, cellar, two double bedrooms, dressing room off master bedroom, spacious bathroom with four piece suite and a loft room. Gas central heating, upvc double glazing and rear courtyard.

ENTRANCE PORCH

Entrance door and window to the front elevation.

ENTRANCE HALL

Entrance door, radiator, coving to the ceiling and staircase leading to the first floor.

LOUNGE

16' 11" x 10' 11" (5.16m x 3.33m) Electric fire with marble hearth and feature surround, radiator, coving to the ceiling, television point, upvc double glazed bay window to the front elevation and sliding glazed panel doors leading to the dining room.

DINING ROOM

14' 5" x 11' 5" (4.39m x 3.48m) Radiator, coving to the ceiling and upvc double glazed window to the rear elevation.

LOBBY

Access to the cellar.

KITCHEN

12' 2" x 8' (3.71m x 2.44m) 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. Gas cooker point, stainless steel extractor hood and upvc double glazed window to the side elevation.

REAR PORCH

Upvc double glazed entrance door to the side elevation.

CLOAKROOM W/C / UTILITY ROOM

Low level w/c, wall mounted wash hand basin, plumbing for a washing machine, space for a tumble dryer, radiator and upvc double glazed window to the side elevation.

FIRST FLOOR LANDING

Door and staircase leading to the loft room.

MASTER BEDROOM

14' 6" x 13' 11" (4.42m x 4.24m) Radiator, upvc double glazed window to the front elevation and door leading to the dressing room.

DRESSING ROOM

14' x 2' 10" (4.27m x 0.86m) Clothes hanging space, radiator and upvc double glazed window to the front elevation.

BEDROOM TWO

14' 1" x 7' 8" (4.29m x 2.34m) Fitted wardrobes, radiator and upvc double glazed window to the rear elevation.

BATHROOM

12' x 8' 1" (3.66m x 2.46m) Fitted with a white four piece suite comprising roll top bath, shower cubicle housing mixer shower, pedestal wash hand basin and low level w/c. Radiator and upvc double glazed window to the rear elevation.

LOFT ROOM

14' 7" x 9' 1" (4.44m x 2.77m) Power, lighting and a skylight.

EXTERIOR

To the rear of the property there is a pleasant enclosed gravel courtyard.

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

B

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 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