



Spode Grove | Westbury Park | Newcastle | ST5 4HF

£265,000

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

This spacious detached family home is situated in a much sought after residential location and offers excellent access to local amenities, schools, commuter and transport networks. The property requires selective modernisation offering potential purchasers the opportunity to create their ideal home. The accommodation comprises, entrance hall, cloakroom w/c, lounge, dining room, conservatory, kitchen, utility room, four bedrooms and a shower room. Gas central heating, double glazing, driveway, garage and gardens to the front and rear. No upward chain, viewings are strongly recommended.



Property Description

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The accommodation comprises, entrance hall, cloakroom w/c, lounge, dining room, conservatory, kitchen, utility room, four bedrooms and a shower room. Gas central heating, double glazing, driveway, garage and gardens to the front and rear.

ENTRANCE HALL

Double glazed entrance door to the front elevation, radiator, staircase leading to the first floor and understairs storage cupboard.

CLOAKROOM W/C

Low level w/c, wall mounted wash hand basin, radiator, tiled walls and upvc double glazed window to the front elevation.

LOUNGE

16' x 11' 9" (4.88m x 3.58m) Gas fire with feature hearth and surround, radiator, coving to the ceiling, television point and upvc double glazed bow window to the front elevation.

DINING ROOM

10' 10" x 9' 11" (3.3m x 3.02m) Radiator, coving to the ceiling and upvc double glazed sliding patio doors leading to the conservatory.

CONSERVATORY

15' 3" x 7' 8" (4.65m x 2.34m) Tiled floor, upvc double glazed windows and entrance door leading to the garden.

KITCHEN

13' 2" x 8' 2" (4.01m x 2.49m) Fitted base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset one and a half bowl sink and single drainer with mixer tap. Radiator, tiled walls and floor, upvc double glazed window to the rear elevation.

UTILITY ROOM

13' 5" x 7' 11" (4.09m x 2.41m) Fitted base and wall units, plumbing for a washing machine, door leading to the garage, upvc double glazed entrance door and window to the rear elevation.

FIRST FLOOR LANDING

Loft access, airing cupboard and upvc double glazed window to the side elevation.

MASTER BEDROOM

14' x 10' 9" (4.27m x 3.28m) Fitted wardrobes, dressing table, vanity wash hand basin, radiator and upvc double glazed window to the front elevation.

BEDROOM TWO

10' 9" x 10' 1" (3.28m x 3.07m) Fitted wardrobes, built in wardrobe, dressing table, vanity wash hand basin, radiator and upvc double glazed window to the rear elevation.

BEDROOM THREE

8' 6" x 6' 3" (2.59m x 1.91m) Radiator and upvc double glazed window to the rear elevation.

BEDROOM FOUR

7' 8" x 6' 11" (2.34m x 2.11m) Fitted wardrobe, radiator and upvc double glazed window to the front elevation.

SHOWER ROOM

Three piece suite comprising shower cubicle housing electric shower, pedestal wash hand basin and low level w/c. Radiator, extractor fan and upvc double glazed window to the side elevation.

EXTERIOR

Externally there is a lawned garden to the front with a driveway providing off road parking, leading to an integral garage. To the rear there is an enclosed paved patio garden with feature pond and plant and shrub borders.

GARAGE

16' 4" x 8' 5" (4.98m x 2.57m) Up and over door, power and lighting.

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

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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