



Lugano Close | Westlands | Newcastle | ST5 2QF

£330,000

DECEPTIVELY SPACIOUS FAMILY HOME, GREAT LOCATION, NO UPWARD CHAIN.

This spacious family home occupies a prime position with 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, lounge, dining room, kitchen, rear porch, bathroom, three double bedrooms and a shower room. Gas central heating, double glazing, driveway providing ample parking, car port, garage and well maintained gardens to the front and rear elevations. Viewings are strongly recommended.



## Property Description

This spacious family home occupies a prime position with 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, lounge, dining room, kitchen, rear porch, bathroom, three double bedrooms and a shower room. Gas central heating, double glazing, driveway providing ample parking, car port, garage and well maintained gardens to the front and rear elevations. Viewings are strongly recommended.

### ENTRANCE HALL

Entrance door to the front elevation, radiator, under stairs storage cupboard and walk in cloak cupboard with upvc double glazed window.

### LOUNGE

18' x 15' 3" (5.49m x 4.65m) Electric fire with feature hearth and surround, coving to the ceiling, radiator, television point and upvc double glazed window to the front elevation.

### INNER HALLWAY

Door leading to the garage and staircase leading to the first floor.

### DINING ROOM

12' 9" x 12' (3.89m x 3.66m) Radiator, coving to the ceiling, upvc double glazed windows to the side and rear elevations.

### KITCHEN

11' 11" x 11' 4" (3.63m x 3.45m) Fitted base and wall units, work surfaces incorporating inset stainless steel sink and twin drainer unit. Gas cooker point, plumbing for a washing machine, coving to the ceiling, radiator and upvc double glazed window to the rear elevation.

### REAR PORCH

Built in storage cupboard, upvc double glazed window and entrance door leading to the rear garden.

### BATHROOM

Three piece suite comprising "walk in" bath with shower above, pedestal wash hand basin and low level w/c. Airing cupboard, built in storage cupboard, radiator, tiled walls, extractor fan and upvc double glazed window to the rear elevation.

### FIRST FLOOR LANDING

Loft access and upvc double glazed window to the front elevation.

### MASTER BEDROOM

20' 5" x 9' 2" (6.22m x 2.79m) Fitted wardrobes, radiator and upvc double glazed windows to the front and rear elevations.

### BEDROOM TWO

11' 8" x 10' 1" (3.56m x 3.07m) Fitted wardrobe, radiator and upvc double glazed window to the front elevation.

### BEDROOM THREE

11' 3" x 9' 11" (3.43m x 3.02m) Fitted wardrobe, radiator and upvc double glazed window to the rear elevation.

### SHOWER ROOM

Three piece suite comprising shower cubicle housing electric shower, vanity wash hand basin and low level w/c. Airing cupboard, radiator and upvc double glazed window to the rear elevation.

## EXTERIOR

To the front of the property there is a well maintained lawn garden with shrub borders and a driveway providing ample parking, leading to a carport and integral garage.

To the rear of the property there is a paved patio area, a well maintained enclosed shaped lawn with shrub borders, greenhouse, summerhouse and storage shed.

## GARAGE

17' 11" x 9' 3" (5.46m x 2.82m) 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

The Estate Office

5 King Street

Newcastle

Staffordshire

ST5 1EN

[www.louistaylor.co.uk](http://www.louistaylor.co.uk)

[newcastle@louis-taylor.co.uk](mailto: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