



Kingsdown Mews,
Clayton

 **OneAgency**

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Offers in Region of £240,000

An extended semi-detached property in the much sought after location of Clayton. This property benefits from a generous position with a large plot, extended kitchen space with double doors to the conservatory and two bedrooms to the first floor, one having a w/c and a separate family bathroom. The property is located walking distance to amenities, close to commuter links such as A500 & M6. An ideal starter home or for someone looking to upsize. Externally the property has a generous tarmac driveway, garden space including paved patio area for seating and lawned section with mature shrubs and fruit plants with large shed. The property is also offered with no onward chain!





Ground Floor

Hall

Entered through the front door, storage cupboard, radiator and vinyl flooring.

Lounge

4.66m x 4.56m (15' 3" x 15' 0") Double glazed windows, radiator and carpet flooring.

Kitchen/Diner

4.90m x 4.75m (16' 1" x 15' 7") A range of wall and base units with worktops, sink basin with mixer tap, space for a range oven with extractor hood fan over, space for a fridge/freezer, double glazed window, double doors to the conservatory, storage space and tiled flooring.

Conservatory

4.74m x 3.52m (15' 7" x 11' 7") A double glazed conservatory, door to the garden, radiator and tiled flooring.

Utility Space

2.63m x 2.50m (8' 8" x 8' 2") A range of wall and base units with worktops, sink basin with mixer tap, plumbing for a washing machine, space for a dryer, storage space, double glazed window and vinyl flooring.

Guest W/C

A low level W/C, radiator and tiled flooring.

First Floor

Landing

Airing cupboard with boiler and further storage and carpet flooring.

Bedroom One

4.01m x 2.64m (13' 2" x 8' 8") Fitted wardrobe unit, storage cupboard, double glazed window, radiator and carpet flooring.

Bedroom Two

3.41m x 2.83m (11' 2" x 9' 3") Fitted wardrobe unit, guest W/C and hand wash basin, radiator and carpet flooring.

Bathroom

2.53m x 1.73m (8' 4" x 5' 8") A white suite with bath and overhead shower unit, pedestal hand wash basin, low level W/C, radiator, double glazed window, tiled walls and flooring.

External

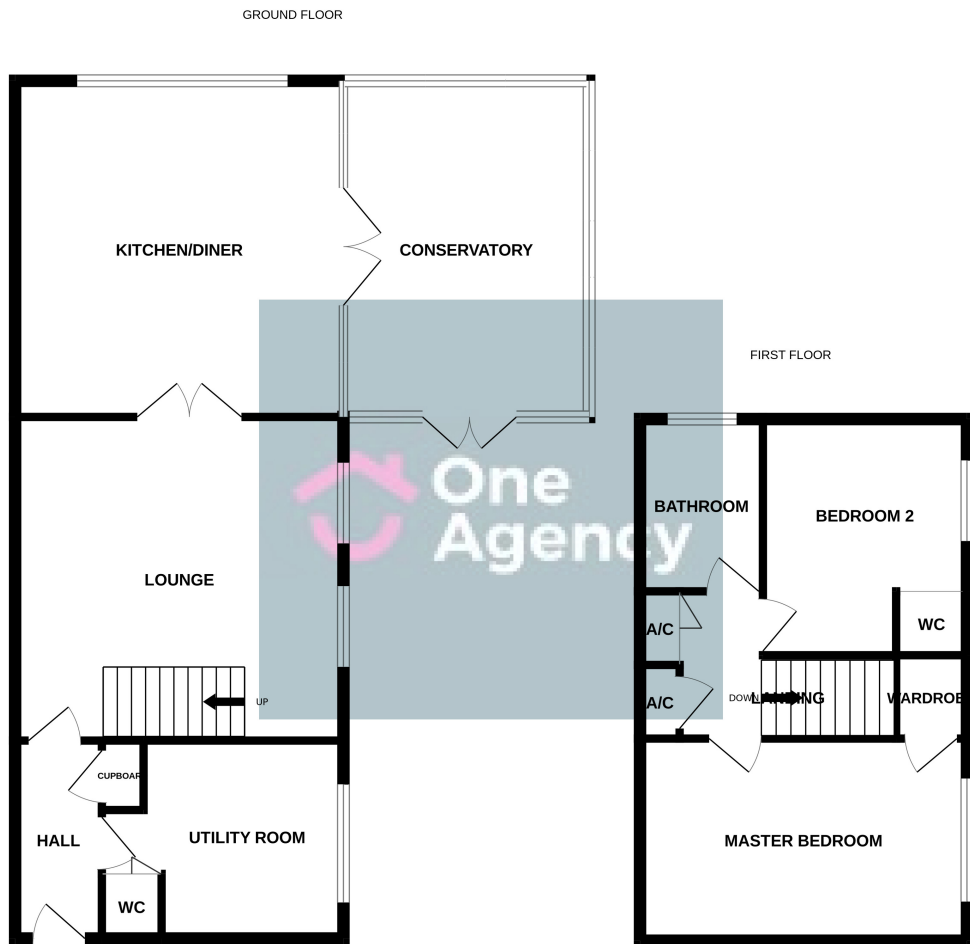
Front - A tarmac driveway providing off road parking for multiple vehicles.

Rear - A large plot benefitting from a paved patio area for seating, lawned garden with mature shrubs and vegetable plants, generous sized shed with electric power and fenced borders.


AGENTS NOTES

The council tax band is C. The local authority is Newcastle-under-Lyme.

We would advise any potential purchaser to speak with a mortgage adviser due to the proximity of the petrol station to the rear.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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