



Lilleshall Road,
Clayton



OneAgency

01782 970222

hello@oneagencygroup.co.uk



Offers in Excess of £215,000

A mature three bedroom semi-detached house in the sought after location of Clayton. Walking distance to Newcastle Town Centre & Royal Stoke Hospital! The property sits on a generous plot overlooking the park and greenery, has two reception rooms with the additional benefit of a garage with power. An ideal first time buy or for someone looking to upsize. Located close to commuter links such as A50, A500 & M6, amenities and great schools. Viewing is highly advised!





Ground Floor

Hallway

4.34m x 1.82m (14' 3" x 6' 0") UPVC front door, under stairs storage, radiator and carpet flooring.

Reception Room One

3.39m x 3.29m (11' 1" x 10' 10") A double glazed bay window, radiator and carpet flooring.

Reception Room Two

3.78m x 3.41m (12' 5" x 11' 2") UPVC door to the rear, radiator and carpet flooring.

Kitchen

4.69m x 1.80m (15' 5" x 5' 11") A range of wall and base units with worktops, stainless steel sink basin, integral oven and gas hob, plumbing for a washing machine, double glazed window, door to the side, radiator and vinyl flooring.

First Floor

Bedroom One

3.40m x 3.40m (11' 2" x 11' 2") A double glazed bay window, radiator and carpet flooring.

Bedroom Two

3.79m x 3.39m (12' 5" x 11' 1") A double glazed window to the rear, radiator and carpet flooring.

Bedroom Three

2.19m x 1.82m (7' 2" x 6' 0") A double glazed window, radiator and carpet flooring.

Bathroom

2.63m x 1.81m (8' 8" x 5' 11") A bath, walk in shower unit, pedestal hand wash basin, low level W/C, radiator, double glazed window and wooden flooring.

External

Front - A tarmac driveway providing off road parking and garden area with lawn and shrubs.

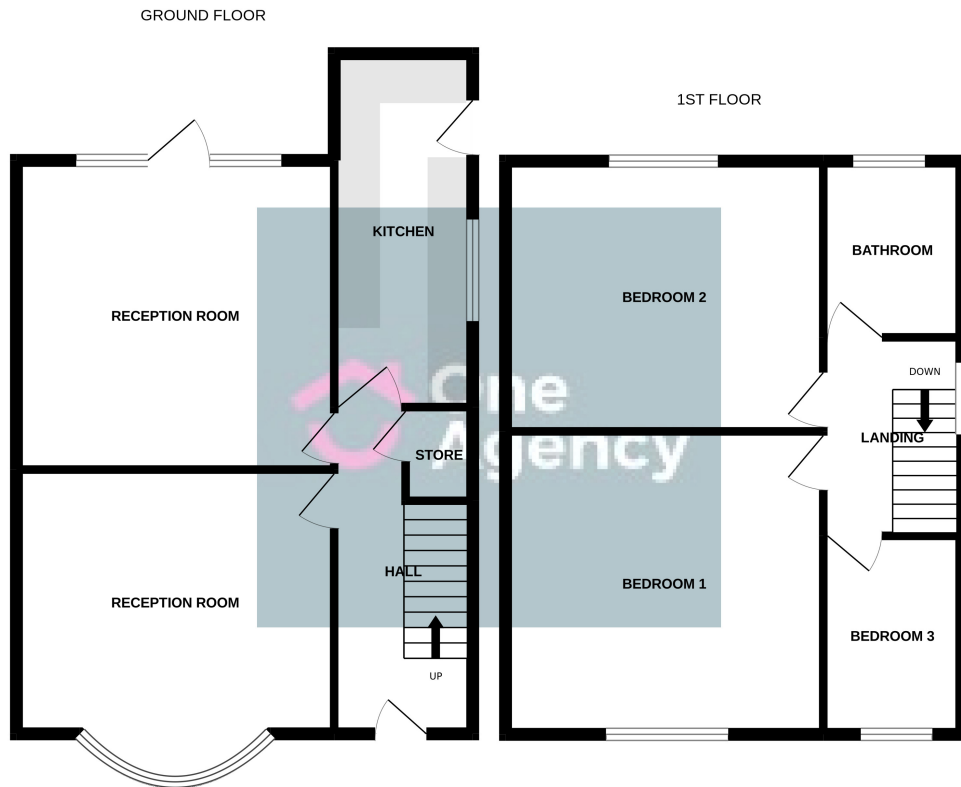
Rear - A paved patio area, steps leading to a further patio area and shrubs and rockery and further lawned section of garden with fenced borders.

Garage

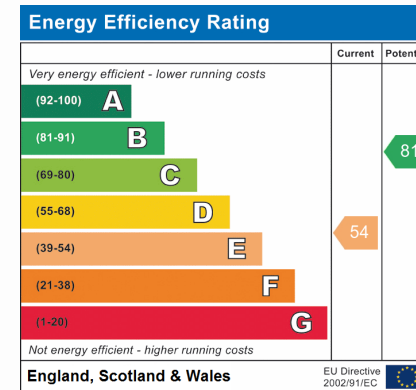
4.64m x 2.75m (15' 3" x 9' 0") Wooden doors and electric power.

AGENTS NOTES

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



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.
Made with Metropix ©2022



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

01782 970222

hello@oneagencygroup.co.uk

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

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.