



Lucerne Place,  
Westlands

 **OneAgency**

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# Offers in Region of £190,000

A two bedroom semi-detached Bungalow in the popular location of the Westlands! An ideal property for someone looking to downsize, with local amenities and commuter links nearby. The property benefits from double glazing, detached garage and low maintenance front and rear gardens. Viewing is highly advised. No Chain!



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## Ground Floor

### Hallway

Entered through the side door, storage cupboard, radiator and carpet flooring.

### Lounge

4.52m x 3.93m (14' 10" x 12' 11") A double glazed bay window to the front, double glazed window to the side, radiator and carpet flooring.

### Kitchen

3.66m x 2.91m (12' 0" x 9' 7") A range of wall and base units with worktops, stainless steel sink basin, space for a cooker, plumbing for a washing machine, boiler mounted to the wall, double glazed window, door to the conservatory, radiator and vinyl flooring.

### Conservatory

2.81m x 1.91m (9' 3" x 6' 3") A double glazed conservatory with a door to the rear garden and tiled flooring.

### Bedroom One

3.85m x 3.31m (12' 8" x 10' 10") A double glazed window to the front, fitted wardrobe unit, radiator and carpet flooring.

### Bedroom Two

3.93m x 2.54m (12' 11" x 8' 4") A double glazed window to the rear, radiator and carpet flooring.

### Bathroom

2.59m x 2.18m (8' 6" x 7' 2") A suite with bath, pedestal hand wash basin, low level W/C, part tiled walls, double glazed windows to the rear, radiator and vinyl flooring.

### External

Front - A tarmac driveway for off road parking and front garden with shrubs and pebbles.

Rear - A paved patio area, car port attached to the garage and low maintenance garden with pebbled section and fenced borders.

### Detached Garage

5.61m x 3.14m (18' 5" x 10' 4") An up and over door, electric power.

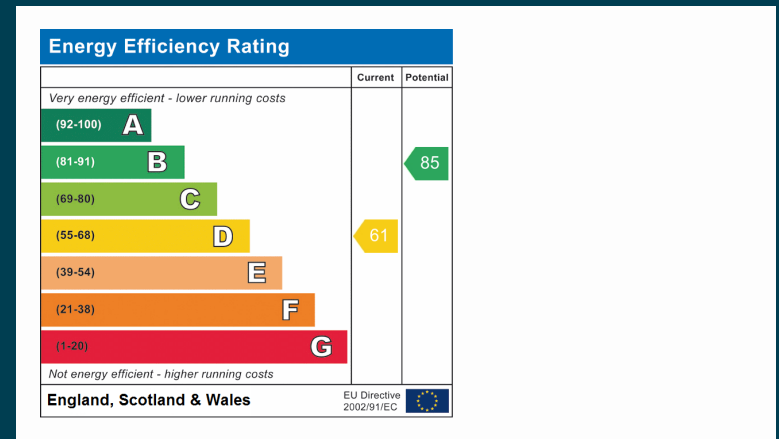
### AGENTS NOTES

The council tax band is a C rating. The local authority is Newcastle-Under-Lyme. There is a floor test for this property available on request.





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 misstatement. 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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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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