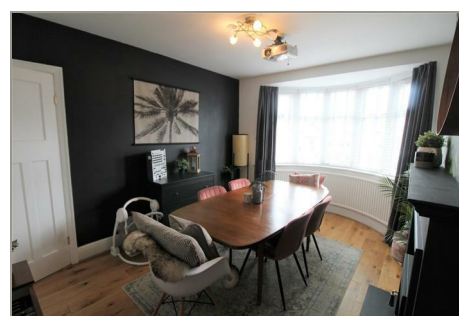




82 Lincoln Avenue

Clayton, Newcastle, ST5 3BB

In the famous words of Abraham LINCOLN, "Whatever you are, be a good one!" Well I have not only a good one, but the best one!! A stunning semi detached property on LINCOLN Avenue. Beautifully presented throughout this spacious family home is move in ready. The accommodation comprises open plan lounge/breakfast kitchen complete with log burner and breakfast bar island, dining room with bay window, utility room, three bedrooms and newly fitted family bathroom. Externally the property benefits from ample off road parking with a drive to the front and down the side of the property, a fully enclosed rear garden laid to lawn with paved and decked seating areas to enjoy the sun in and a detached garage which has been converted for usable space. Located in the extremely popular town of Newcastle it is perfectly located close to local amenities and a short commute to the main town centre filled with shops, restaurants and bars. So to finish with some more wise words from the great Abraham LINCOLN, "The best way to predict the future is to create it." I predict once you have seen this home your future will be set. Call today to book a viewing.

£264,950

82 Lincoln Avenue

Clayton, Newcastle, ST5 3BB



- STUNNING SEMI DETACHED
- OPEN PLAN LOUNGE/BREAKFAST KITCHEN
- DINING ROOM
- UTILITY ROOM
- THREE BEDROOMS
- NEWLY FITTED BATHROOM
- OFF ROAD PARKING
- CONVERTED GARAGE
- SIZEABLE GARDEN PLOT
- SOUGHT AFTER AREA

GROUND FLOOR

Entrance Hall

13'4" x 5'11" (4.08 x 1.81)

The property has a composite entrance door to the front aspect. Under stairs storage cupboard and stairs leading to the first floor. Tiled flooring and radiator.

Dining Room

14'6" x 10'9" (4.44 x 3.28)

A double glazed bay window overlooks the front aspect. Fireplace housing electric log burner affect fire. Ceiling mounted projector. Radiator.

Open Plan Lounge/Breakfast Kitchen

Lounge

11'10" x 10'10" (3.62 x 3.31)

Fireplace housing log burner sitting on 14'8" x 10'10" (4.48 x 3.31) an exposed brick hearth. Television point and radiator. Open arch leads into kitchen.

Breakfast Kitchen

15'7" x 7'8" (4.77 x 2.36)

Two double glazed windows overlook the side and rear aspect coupled with a double glazed door to the rear. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated appliances include electric oven, gas hob with cooker hood

above, fridge/freezer and dishwasher.

Breakfast bar island with storage and ceiling spotlights.

Utility Room

8'9" x 7'8" (2.67 x 2.35)

A double glazed window overlooks the side aspect. Space and plumbing for washing machine and tumble dryer. Work surface areas and partly tiled walls. Radiator.

FIRST FLOOR

First Floor Landing

A stained glazed window overlooks the side aspect. Airing cupboard and loft access hatch. Please note the loft houses the central heating boiler.

Bedroom One

A double glazed bay window

overlooks the front aspect. Television point and radiator.

Bedroom Two

11'10" x 10'10" (3.62 x 3.31)

A double glazed window overlooks the rear aspect. Television point and radiator.

Bedroom Three

7'6" x 5'10" (2.31 x 1.80)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

8'11" x 5'10" (2.73 x 1.78)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising freestanding bath, shower unit, low level W.C and vanity hand wash basin. Partly tiled walls and extractor fan. Ceiling spotlights and ladder style towel radiator.

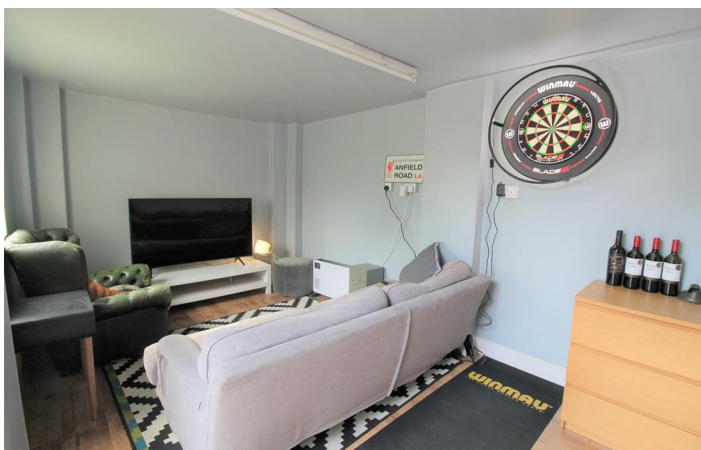
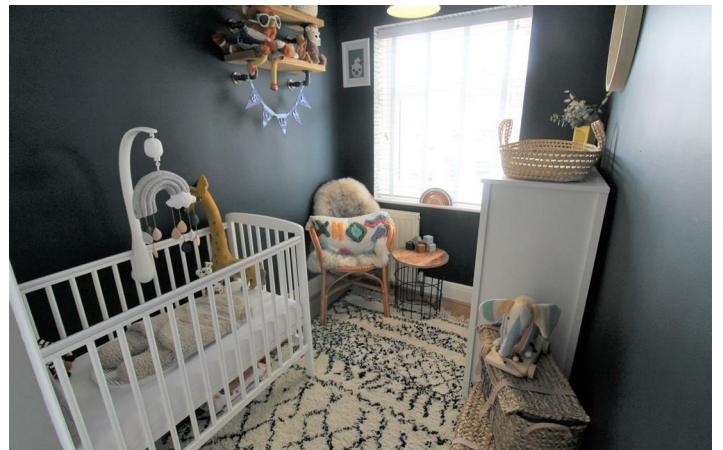
EXTERIOR

To the front there is a paved driveway leading down the side to the garage. To the rear the garden is South West facing and is laid mainly to lawn with a paved patio seating area and raised corner decked seating area. Fully enclosed by panelled fencing and side access gate to drive.

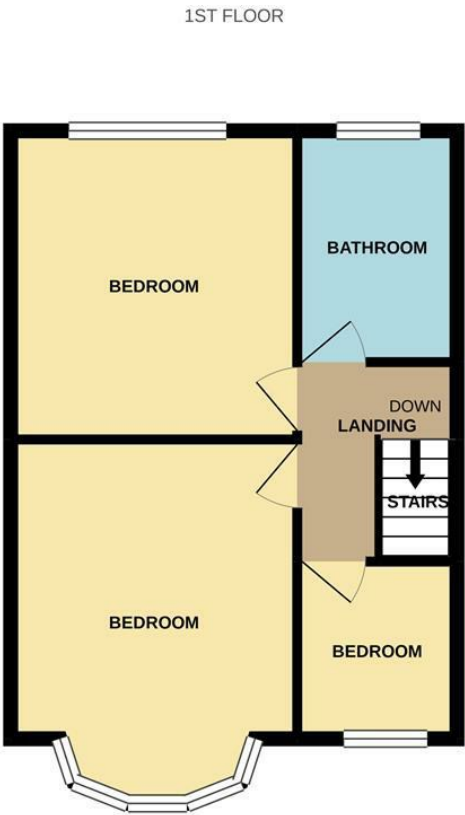
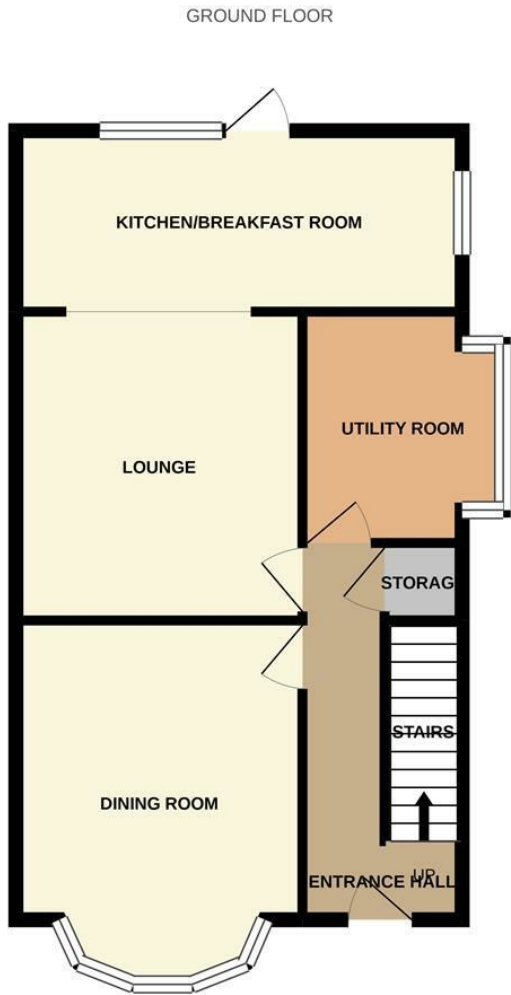
Garage

16'7" x 9'0" (5.07 x 2.76)

The detached garage has been converted to usable space with a electric roller door and side access door coupled with a window. Power and lighting and television point. Laminate flooring.



Floor Plan



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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	