



18 Somerville Avenue

Maybank, Newcastle, ST5 0LJ

SOME might say looking for that perfect property is hard work, SOME find it hard to comprise on what they want and SOME people want it to be hassle free. Well let me take all the endless searching, hard work and stress out of it for you. I have found the ideal home you're looking for on SOMErville Road. Beautifully finished throughout this semi detached property, offers space and bright living accommodation to suit all. The ground floor comprises a lounge, dining room and modern fitted breakfast kitchen. To the first floor you will find three good sized bedrooms and a contemporary family bathroom. Externally the property benefits from ample off road parking, a carport and a fully enclosed low maintenance rear garden. Located in the popular area of Newcastle, close to local amenities, schooling and the Royal Stoke hospital. So..... SOME might say I have found your next home, would you agree?

£239,950

18 Somerville Avenue

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- BEAUTIFULLY PRESENTED SEMI DETACHED PROPERTY
- THREE GOOD SIZED BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- LARGE LOUNGE
- FAMILY BATHROOM
- POPULAR LOCATION
- DINING ROOM & BREAKFAST KITCHEN
- AMPLE OFF ROAD PARKING PLUS CARPORT
- EARLY VIEWING A MUST

GROUND FLOOR

Entrance Porch

4'3" x 2'9" (1.32 x 0.84)

The property has a double glazed entrance door to the front aspect. Wooden flooring.

Entrance Hall

4'1" x 3'10" (1.26 x 1.18)

A access door leads from the porch. Radiator. Stairs lead to the first floor.

Lounge

15'2" x 12'1" (4.64 x 3.69)

A double glazed bay window overlooks the front aspect. Fireplace housing multi fuel log burner. Storage cupboard housing central heating boiler. Radiator.

Dining Room

15'7" x 9'10" (4.76 x 3.00)

A double glazed window overlooks the side aspect. Radiator.

Kitchen

14'7" x 9'2" (4.45 x 2.81)

A double glazed window overlooks the side and rear aspect coupled with a sliding upvc 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 electric oven, gas hob with cooker hood above, washing machine and dishwasher with space for fridge/freezer and tumble dryer. Ceiling spotlights.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch.

Bedroom One

13'1" x 9'4" (4.01 x 2.86)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Two

11'2" x 9'3" (3.42 x 2.82)

A double glazed window overlooks the rear aspect. Fitted wardrobe and radiator.

Bedroom Three

8'3" x 5'10" (2.54 x 1.79)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

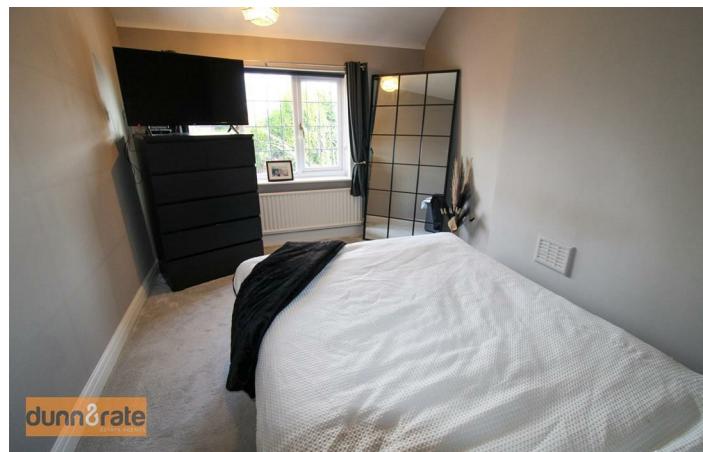
7'4" x 5'8" (2.24 x 1.75)

A double glazed window overlooks

the rear aspect. Fitted with a suite comprising shower unit with waterfall shower, vanity hand wash basin and low level W.C. Vertical height radiator and ceiling spotlights.

EXTERIOR

To the front there is a large block paved driveway and lawned area. Double gates lead down the side of the property. To the rear the garden is low maintenance and laid to paving and is fully enclosed by panelled fencing.



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		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		84
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		62	
EU Directive 2002/91/EC			
England & Wales			

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