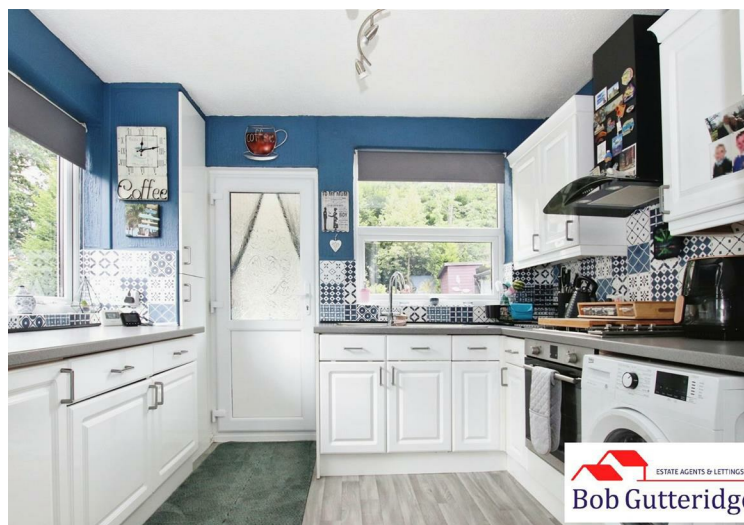


14 Ferndown Drive, Clayton, Newcastle, Staffs, ST5 4BP

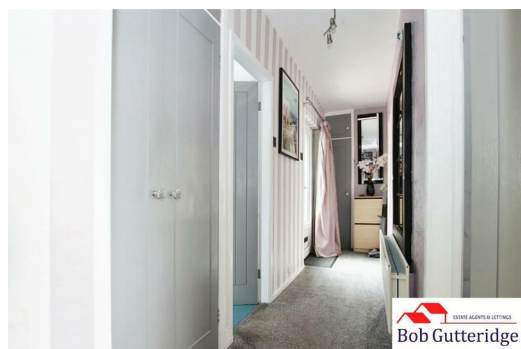
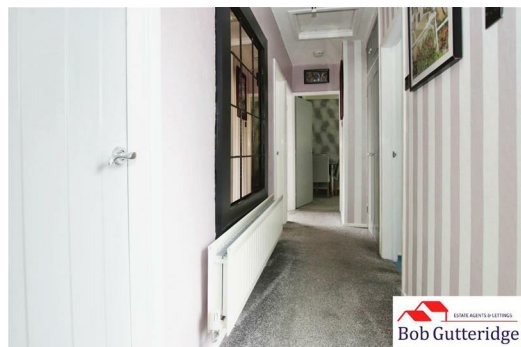


Freehold Offers in excess of £220,000

Bob Gutteridge Estate Agents are pleased to offer to the market this extended semi detached home situated in a pleasant cul de sac location in Clayton which provides ease of access to the A500 and M6. As you would expect this home offers the modern day comforts of Upvc double glazing along with combi gas central heating and in brief the accommodation comprises of entrance hall, lounge / dining room, fitted kitchen, rear porch, three double bedrooms and a wet room. Externally this property is set on a generous plot with gardens to front and rear along with off road parking and a detached sectional garage. Viewing Advised !

ENTRANCE HALL

With Upvc double glazed frosted door, pendant light fitting, access to loft space with retractable ladder plus access to the combination boiler, battery/mains smoke alarm, double panelled radiator, double doors reveal built in cloakroom providing ample domestic hanging space and storage space and doors lead off to rooms including;



LOUNGE / DINING ROOM 5.79m x 3.45m (19'0" x 11'4")

With Upvc double glazed bow window to rear, coving to ceiling, decorative ceiling rose, pendant light fitting, panelled radiator, power points and door provides access off to;



FITTED KITCHEN 2.72m x 3.00m (8'11" x 9'10")

With Upvc double glazed windows to side and rear aspects, artex to ceiling, pendant light fitting, heat detector, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in four ring gas hob unit with oven beneath and extractor hood above, built in bowl and a half stainless steel sink unit with mixer tap above, space for fridge/freezer, double panelled radiator, plumbing for automatic washing machine, vinyl cushion flooring, power points and access off to;



SIDE PORCH

With Upvc double glazed side access door with inset Georgian pattern, Upvc double glazed panels to side and rear with inset Georgian pattern plus ceramic tiled flooring.

BEDROOM ONE 3.48m x 3.33m (11'5" x 10'11")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, power points and built in double wardrobes providing ample domestic hanging space and storage space.



BEDROOM TWO 3.40m x 2.69m (11'2" x 8'10")

With Upvc double glazed window to front, pendant light fitting, panelled radiator and power points.



BEDROOM THREE 3.33m x 2.72m (10'11" x 8'11")

With Upvc double glazed window to front, four lamp light fitting, panelled radiator, power points, built in double wardrobe providing ample domestic hanging space and storage space etc.



WET ROOM 2.13m x 1.52m (7'0" x 5'0")

With Upvc double glazed frosted window to side, enclosed light fitting, a white suite comprising of low level dual flush WC, pedestal sink unit, walk in shower area with thermostatic direct flow shower, aqua boarding to splashback, wet room flooring, chrome towel radiator and door to built in storage cupboard providing ample domestic shelving and storage space.



EXTERNALLY



FORE GARDEN

With garden walls to border, plum slate / limestone chipping providing ease of maintenance, shrubs to borders, a double paved driveway provides off road parking and a timber gate provides access off to;

REAR GARDEN

Bounded by concrete post and timber fencing, a paved area allows for ample patio and sitting space, external cold water tap, external lighting, lawn section with mature shrubs and plants to borders plus access off to a detached sectional garage.



COUNCIL TAX

Band 'C' amount payable to Newcastle under Lyme Borough Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

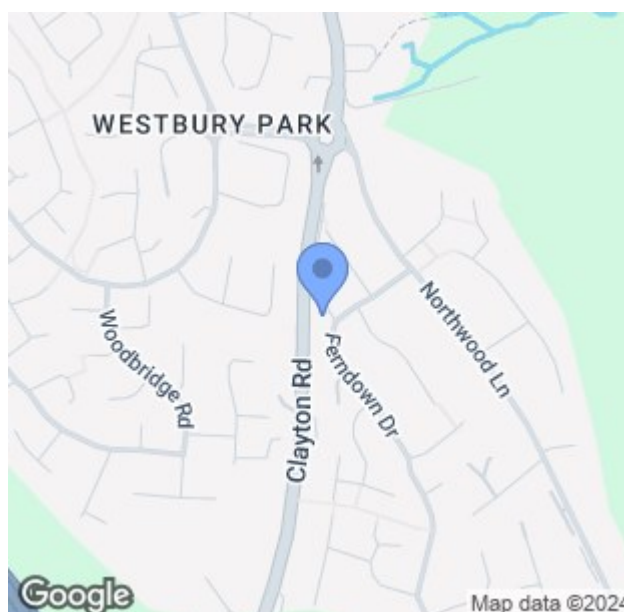
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

