

Is this the one?



£194,950

**Mayfield Avenue
Newcastle ST5
2JR**



- Loft Room
- Three Bedroom
- Semi-Detached
- Quiet Cul-De-Sac Location
- Conservatory
- Viewings Recommended

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It's all in the detail.

Heywoods are pleased to bring to the sales market this mature three bedroom semi-detached property ideally situated in a quiet cul-de-sac just a few minutes from Newcastle-under-Lyme Town Centre and on excellent transport links to Keele University and the Royal Stoke Hospital. Viewing is highly recommended to capture the true potential this ideal family home has to offer. A video tour is available upon request!

The property briefly comprises of; entrance hall, living room, dining room, conservatory, kitchen with breakfast area, landing, three bedrooms, loft room, bathroom and separate toilet. The property also benefits from gas central heating and full UPVC double glazing throughout.

ENTRANCE HALL Single glazed front door with glass panels to the top, staircase leading to first floor, tiled flooring and radiator fitted to wall.

DINING ROOM 12' 5" x 10' 11" (3.81m x 3.35m) Double glazed window to the front, oak flooring, open fire with fireplace surround, radiator fitted to wall, folding doors into reception room two.

LIVING ROOM 13' 8" x 10' 4" (4.19m x 3.15m) Single glazed sliding patio doors leading out

into the conservatory, oak flooring, radiator fitted to wall, feature fireplace with coal effect gas fire.

CONSERVATORY 15' 1" x 9' 6" (4.62m x 2.90m) Full uPVC double glazing throughout, double doors leading out into the garden, tiled flooring.

KITCHEN/BREAKFAST ROOM 10' 9" x 10' 7" (3.28m x 3.23m) Double glazed window, matching wall and base units with stainless steel sink, integrated oven with gas ring hob, tiled flooring and access through door into conservatory.

LANDING Double glazed window, carpet flooring.

BEDROOM ONE 14' 6" x 10' 5" (4.44m x 3.18m) Double glazed window to the front, built in wardrobes to one side of the wall with vanity area, wood flooring and radiator fitted to wall.

BEDROOM TWO 12' 0" x 9' 6" (3.66m x 2.92m) Double glazed window to the rear, radiator fitted to wall, wood flooring.

BEDROOM THREE 8' 5" x 6' 11" (2.57m x 2.13m) Double glazed window to the front, storage cupboard over stairs, wood flooring and radiator fitted to wall.

BATHROOM Double glazed window to the rear, W.C, pedestal wash hand basin, free standing bath, separate shower with glass cubicle, storage cupboards fitted to one wall. Separate toilet.

OUTSIDE Driveway parking to the front of the property with small lawn area. To the rear, steps leading down to lawn surrounded by neatly maintained shrubs, patio area with shed.



Can you
picture
yourself
here?



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