

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



8 Leicester Close, Clayton, Newcastle, ST5 3BP

£235,000



- CASH BUYERS ONLY!
- A Desirable Detached Bungalow
  - New Fitted Kitchen
  - Excellent Location
- Watch Our Online Video!
- Two Bedrooms
- Combi Boiler & UPVC Double Glazing
- Ready To Move Into!

## CASH BUYERS ONLY!

## A DETACHED BUNGALOW IN A DESIRABLE CUL-DE-SAC POSITION!

Leicester Close is off Stafford Avenue and this detached bungalow is ready to move into and features a new shaker style kitchen together with a gas combi boiler and UPVC double glazing throughout.

The property occupies a prime plot, has a paved driveway to the side, a level and manageable rear garden and is undoubtedly a property that will respond well to further updating depending on the requirements of the buyers. This property is available to cash buyers only!

See our online virtual tour and for more information call us on 01782 594595 or e-mail [sales@austerberry.co.uk](mailto:sales@austerberry.co.uk)





## PORCH

UPVC double glazed external double doors. Grey laminate look flooring. Door leading into the...

## ENTRANCE HALL

Fitted carpet. Radiator. Access to the loft.

## LOUNGE

16'9 x 12'10 (5.11m x 3.91m)

Fitted carpet. Double radiator. Four UPVC double glazed windows with fitted vertical blinds.

## BEDROOM ONE

11'1 x 10'11 (3.38m x 3.33m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Really excellent range of fitted furniture including wardrobes, storage cupboards, bedside cabinets and dressing table.

## BEDROOM TWO

10'5 x 10'7 to walls, 8'9 to wardrobes (3.18m x 3.23m to walls, 2.67m to wardrobes)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Range of fitted wardrobes.

## BATHROOM/WC

6'5 x 5'10 (1.96m x 1.78m)

New grey laminate look vinyl flooring. Tiled walls. Coloured suite featuring pedestal wash basin, shaped corner bath with shower over and low level wc. UPVC double glazed window with fitted roller blinds. Stainless steel centrally heated towel rail radiator.

## NEWLY FITTED KITCHEN

11'11 into bay x 8'3 (3.63m into bay x 2.51m)

New vinyl flooring. New shaker style fitted kitchen which offers an excellent range of wall cupboards, base units and worktops together with integrated electric hob, stainless steel cooker hood and under oven. Part tiled walls. UPVC double glazed window with fitted roller blind. Radiator. Storage cupboard with shelving. Walk in pantry with shelving and UPVC double glazed window.

## SIDE HALL

Grey laminate look vinyl flooring. UPVC double glazed external door. Walk in store with shelving and gas combi boiler.

## OUTSIDE

The bungalow is located in a pleasant cul-de-sac off Stafford Avenue.

There is a low maintenance front garden and a level rear garden with lawn, gravelled areas and greenhouse. There is an external power socket and tap.

A paved driveway to the side of the property leads to a...

## DETACHED GARAGE







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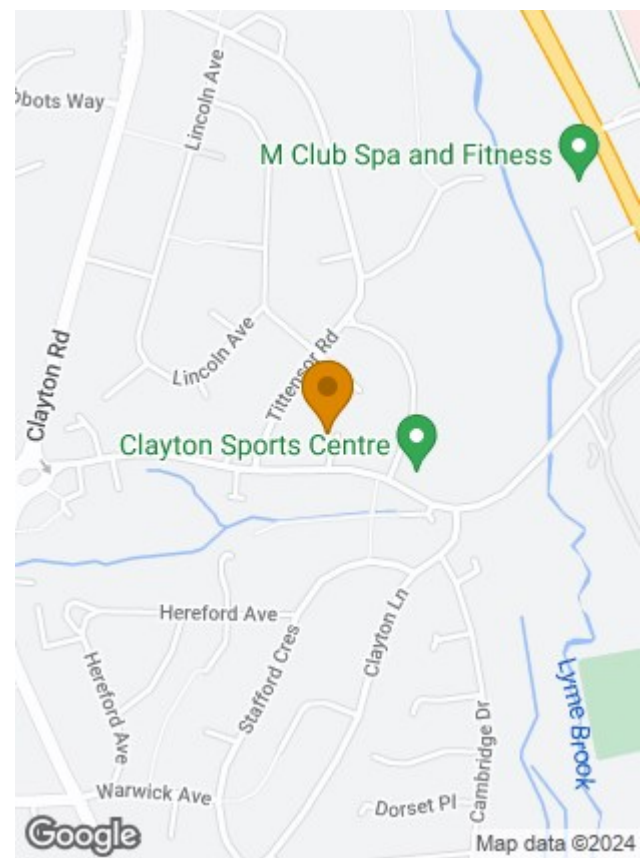
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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MATERIAL INFORMATION Tenure - Freehold  
Council Tax Band - C



**PLEASE NOTE**

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

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