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the best move you'll make

Estate Agents

Letting and Management Specialists



72 Seabridge Lane, Clayton, Newcastle, ST5 3EZ

£125,000

- An End Town House
- Large Lounge
- Shower Room And Separate Wc
- Enclosed Low Maintenance Rear Garden
- Three Bedrooms
- Kitchen And Utility Rooms
- UPVC Double Glazing and Combi Boiler
- No Chain!

A three bedroom house with no onward chain!

Located on the popular Seabridge Lane, you will find this mature three bedroom end town house set behind a single driveway and paved front garden.

Whilst selective modernisation would be required, the property offers bright accommodation including a generous lounge with two windows, a kitchen and also a practical utility room.

Upstairs are three bedrooms along with a separate WC and shower room. UPVC double glazing is fitted throughout and a modern Worcester combi boiler for central heating. The rear garden is enclosed and laid out for low maintenance.

Seabridge Lane is a well-connected bus route and not far from local schools and shops.

Contact us today to arrange your viewing.



GROUND FLOOR

ENTRANCE HALL

Fitted carpet. Radiator. UPVC double glazed external front door. Stairs to the first floor.

LOUNGE

18'6 x 10'1 (5.64m x 3.07m)

Fitted carpet. Two radiators. Two UPVC double glazed windows. Feature fireplace with electric fire.

KITCHEN

9'7 x 8'9 (2.92m x 2.67m)

Carpet flooring. Range of fitted wall cupboards and base units. Space for a gas cooker. Part tiled walls. UPVC double glazed window. Radiator. Small pantry cupboard.

UTILITY ROOM

7'9 x 6'6 (2.36m x 1.98m)

Fitted wall cupboards, base units and worktop. Plumbing for washing machine. Vent for tumble dryer. Part tiled walls. Radiator. UPVC double glazed window and external door. Storage room containing the Worcester combi boiler.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Airing cupboard with radiator and shelving. Access to the loft.

BEDROOM ONE

11'6 x 10'2 (3.51m x 3.10m)

Purple fitted carpet. Radiator. UPVC double glazed window. Integral storage cupboard with shelves.

BEDROOM TWO

9'6 x 6'6 (2.90m x 1.98m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

10'2 x 7'11 (3.10m x 2.41m)

Fitted carpet. Radiator. UPVC double glazed window.

SHOWER ROOM

6'9 x 4'9 (2.06m x 1.45m)

Walk in shower cubicle with electric shower, Coloured pedestal wash basin. Radiator. UPVC double glazed window. Part tiled walls.

WC

Carpet flooring. Radiator. UPVC double glazed window. Wc.

OUTSIDE

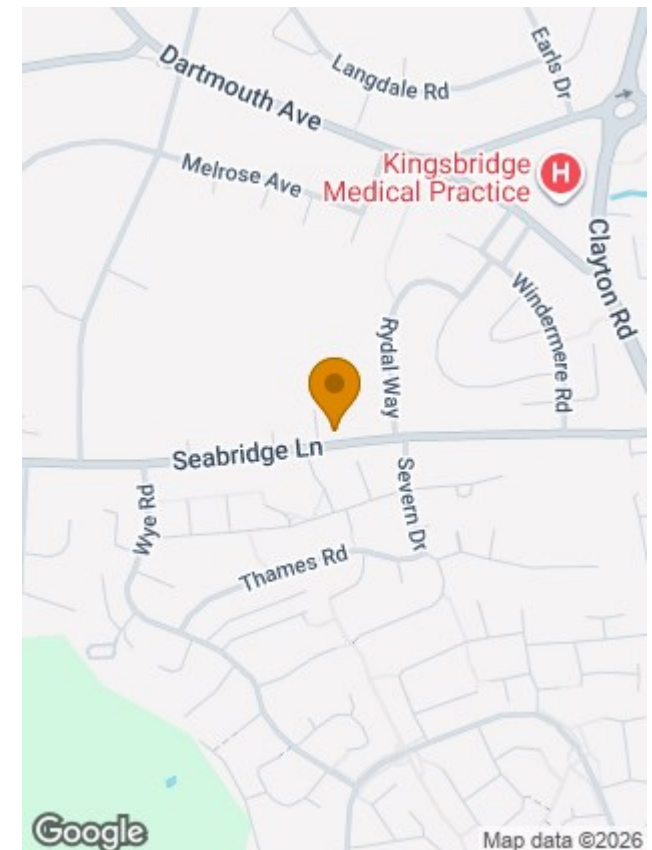
There is a lawn, planted borders with mature shrubs and a hedge to the front of the property along with a gated single driveway.

To the rear there is a paved low maintenance garden with borders and a timber shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



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

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