



**29 Mayfield Avenue**  
Newcastle, ST5 2JR

**Offers In Region Of £189,950**

## Property Features

- Updated & Modernised Throughout
- New Combi-Boiler & Full Re Wire
- Three Bedrooms
- Modern Fitted Kitchen With Integrated Appliances
- Generous Modern Family Bathroom
- Downstairs WC
- Upvc Double Glazing
- Private Rear Garden, Garage & Driveway
- No Forward Chain



## Full Description

**\*\*Video available on request\*\*** New to the market with the benefit of no upward chain this updated and modernised traditional semi detached property is welcomed to the sales market by Heywoods. Located in a cul-de-sac on the outskirts of the popular town of Newcastle this family home is within easy reach of local amenities, schools, Keele University and has commuting links to A34, A500 & M6. Having undergone a programme of works including new combi-boiler, full rewire and new carpets throughout, this beautifully presented property boasts modern well planned accommodation comprising; entrance hall, downstairs WC, through lounge/diner, fitted kitchen, to the first floor there is a generous family bathroom and three bedrooms. Externally there is a private rear garden, single detached garage and driveway providing off road parking. Viewing is highly recommended!

### ENTRANCE HALL

With Upvc double glazed double doors and glazed panels, smoke alarm, recessed LED lights

### DOWNSTAIRS WC

3' 3" x 3' 3" (1.0m x 1.0m)

With wash hand basin and waterfall chrome mixer tap, WC, storage cupboard housing electric consumer unit

### LOUNGE/DINER

27' 2" x 10' 2" (8.3m x 3.1m)

(measurement into bay)

With Upvc double glazed bay window to the front, coving, Upvc double glazed sliding doors providing access to the garden

### FITTED KITCHEN

10' 5" x 6' 6" (3.2m x 2.0m)

With a range of high gloss base and wall units, Quartz worktops, sink with mixer tap, integrated oven with gas hob and extractor over, integrated fridge and freezer, space and plumbing for washer machine, smoke alarm, recessed LED lights, 2 x Upvc double glazed windows and door providing access to the side

### LANDING

With loft access (partially boarded), smoke alarm, Upvc double glazed window to the side

### BEDROOM





14' 5" x 9' 6" (4.4m x 2.9m)  
(measurement into bay)  
With Upvc double glazed bay window to the front, built in storage/wardrobe

### BEDROOM

8' 6" x 7' 6" (2.6m x 2.3m)  
With Upvc double glazed window to the front

### FAMILY BATHROOM

10' 2" x 7' 6" (3.1m x 2.3m)  
Fully tiled with corner bath and waterfall mixer tap, double shower cubicle with rainfall shower head, sink with mixer tap and high gloss vanity unit under, storage cupboard housing combi-boiler, WC, chrome towel radiator, 2 x Upvc double glazed frosted windows



### BEDROOM

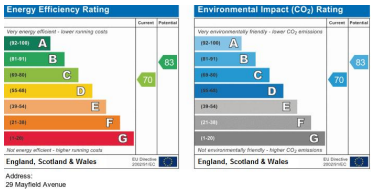
11' 9" x 9' 2" (3.6m x 2.8m)  
With Upvc double glazed window to the rear

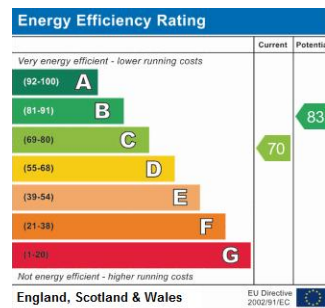
### EXTERNALLY

Private enclosed rear garden with patio area, lawn (to be turfed), single garage with double doors, gated driveway providing off road parking

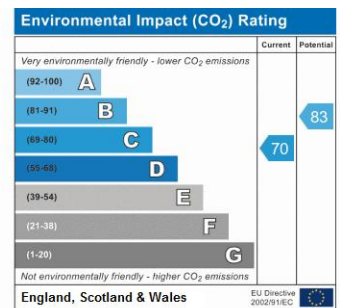


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements





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29 Mayfield Avenue



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