



# Speedwell Road, Claughton

£195,000



**LESLEY HOOKS**  
ESTATE AGENTS





Step inside this charming terraced house and discover a truly deceptive amount of space—perfectly suited for a growing family. A practical Tardis of a property, this home offers an impressive layout with room to spread out and grow, while also providing exciting potential to add your own value over time. Benefiting from gas central heating, the welcoming layout begins with a porch and handy hallway complete with a cloaks cupboard. The lounge, featuring a beautiful bow bay window and fireplace, a dining room with sliding doors that open to an inviting sitting room—complete with a fireplace with stunning period surround. The kitchen provides everything you need for day-to-day living with scope for future improvement. Upstairs, you'll find four generously sized bedrooms—three with built-in wardrobes and the fourth with a fun mezzanine bed, perfect for a child or teen. A modern four-piece bathroom completes the first floor. Head up another flight to find a versatile loft room and an adjoining workshop, ideal for hobbies, storage, or even a home office setup. Outside, the rear courtyard offers a low-maintenance space to relax or entertain, with access to a garage that conveniently includes a WC. Ideally located within walking distance of local shops, schools, and excellent transport links, this spacious and well-positioned home is offered for sale with no onward chain—ready and waiting for you to make it your own. Don't miss the opportunity to view this surprisingly spacious family home with so much potential. Council tax band B. Freehold.



#### **Hallway**

12'10" (3.91m) x 7'5" (2.26m)

#### **Lounge**

15'11" (4.85m) Into Bay x 14'4" (4.37m)

#### **Dining Room**

10'5" (3.18m) x 10'3" (3.12m)

#### **Sitting Room**

14'3" (4.34m) x 11'4" (3.45m)

#### **Kitchen**

10'3" (3.12m) x 9'9" (2.97m)

#### **Bedroom One**

13'6" (4.11m) x 14'6" (4.42m) Into Wardrobe Recess

#### **Bedroom Two**

14'1" (4.29m) x 11'10" (3.61m) Into Wardrobe Recess

#### **Bedroom Three**

9'4" (2.84m) Into Wardrobe Recess x 7'5" (2.26m)

#### **Bedroom Four**

10'5" (3.18m) x 9'10" (3m)

#### **Bathroom**

9'4" (2.84m) x 7'1" (2.16m)

#### **Loft Room One**

14'6" (4.42m) Max x 13'1" (3.99m) Max

#### **Loft Room Two**

14'6" (4.42m) Max x 7'6" (2.29m) Max

#### **Garage**

15'5" (4.7m) x 11'5" (3.48m)



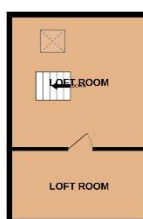




304/3/2014/1000  
100 sq.ft. (9.3 sq.m.) approx.

121/1/1000  
60 sq.ft. (5.5 sq.m.) approx.

271/2/1000  
300 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA: 1889 sq.ft. (175.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with: floorplan 06025

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