

21 Broughton Road, Basford, Newcastle, Staffordshire, ST5 0PF

FOLLWELLS



- Three Storey Period Townhouse
- Single Storey Extension To Rear
- Tastefully Appointed Throughout
- Master Bedroom with En-suite
- Off Road Parking and Garage
- Enclosed Rear Garden
- No Upward Chain

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Offers in the Region of

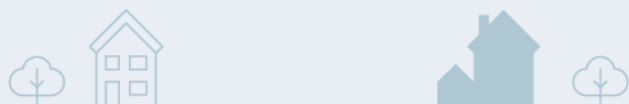
£365,000

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01782 615530





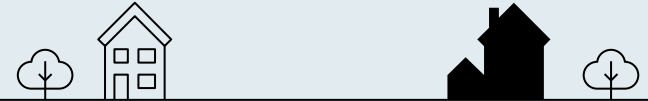
A very tastefully presented three storey period townhouse having been extended and modernised in recent years whilst retaining a wealth of character. There is a single storey extension to the rear creating a large open plan kitchen/dining room with double doors leading out to the rear garden and a large reception room featuring a solid fuel stove.

Visitors to the house are greeted with a spacious reception hall having original tiled floor and stairs to the first floor. The front sitting room has a bright bay window along with an open fire and ornate surround. From the second reception room there is access to a ground floor W.C and this room opens through to the kitchen which has corian worktops with undermounted Belfast sink and a range of integrated AEG appliances including washing machine, dishwasher, double oven and grill. There is also a five-ring hob with extractor hood above. Space and plumbing are available for an American style fridge freezer.

To the first floor there are two large double bedrooms both with fitted wardrobes, along with a single bedroom to the front elevation which is currently used as a dressing room and houses the Worcester central heating boiler. The principal bathroom features a roll top claw foot bath along with a separate walk-in shower enclosure, there is also a vanity wash basin and high-level W.C along with black and white tiled floor.

To the top floor there is a master bedroom suite with spacious bedroom having window to the front elevation and Velux window to the rear with plenty of built-in storage cupboards in the eaves space. The master bedroom has its own en-suite bathroom with a bath, wash basin and W.C.





Externally, the drive is accessed via double iron gates which leads to a single garage attached to the side of the house with double doors to both the front and rear and power strip lighting. The front garden has lawn and shrub beds and walls to the front and side boundaries. The rear garden is fully enclosed and has been hard landscaped consisting of large block paved seating areas surrounded by shrub borders which are well stocked as well as a mature beech tree. To the side of the house there is a further paved area with a timber shed.

Broughton Road is conveniently located on the outskirts of Newcastle under Lyme and is within easy distance of all the local towns, with excellent road and rail links via the A500, M6 and Stoke train station. The property is offered with no upward chain and a detailed inspection is strongly recommended.

The property is subject to the grant of probate.

## IMPORTANT INFORMATION

**All Mains Services**

**Gas Central Heating**

**Tenure Freehold**

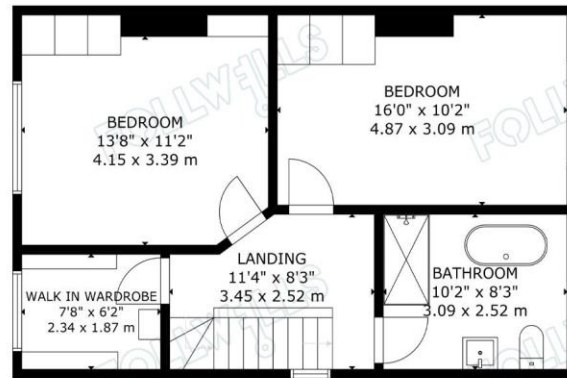
**Council Tax Band 'D' (subject to improvement indicator)**

**EPC Rating 'E'**

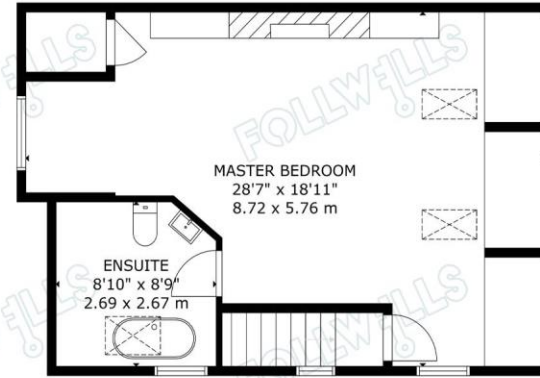
1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All statements contained in these particulars as to the property are made without responsibility on the part of Follwells or the Vendor.
5. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
6. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
7. The vendor does not make or give, and neither Follwells nor any person in their employment has any authority to make or give, any representation or warranty whatever, in relation to this property.



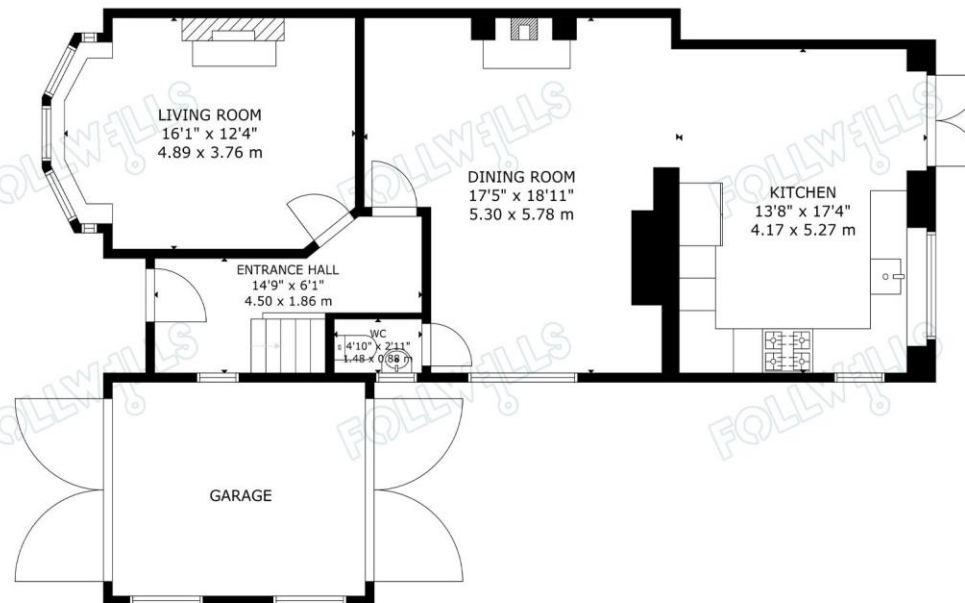
# FLOORPLAN



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR