

10 Sandon Avenue, Westlands, Newcastle, Staffordshire, ST5 3QA

FOLLWELLS



- Spacious Detached Period Property
- Much Sought After Residential Location
- Driveway and Garage
- Good Size Mature Rear Garden
- Three Double Bedrooms and Two Large Reception Rooms
- In Need of Modernisation Throughout
- Offered with No Upward Chain

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Offers in Excess of

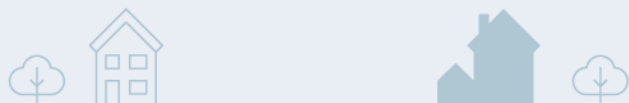
£350,000

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01782 615530





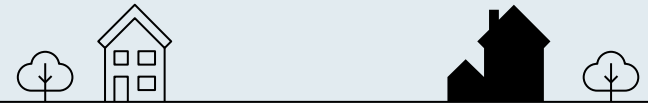
A handsome detached period residence located on the top half of Sandon Avenue in the heart of the ever popular Westlands. This sought after residential location offers wide, tree lined streets of pre-war properties dotted with green spaces and parks, conveniently located just a mile from Newcastle town centre.

The property is in need of general updating and modernisation throughout with an excellent opportunity for extension subject to the necessary planning permission to create a wonderful family home.

On entering the house the hallway gives access to two large reception rooms and also a kitchen which leads through to a rear porch, pantry cupboard and ground floor W.C. To the first floor are three generous double bedrooms all served by the family bathroom.

Externally a driveway provides off road parking and there is an attached single garage on the side of the house. Mature gardens to both the front and rear of the house have been well maintained being mainly laid to lawn with mature shrub borders and hedges.





The town of Newcastle under Lyme provides all the essential amenities with a variety of specialist and high street stores, a number of supermarkets and a choice of bars and restaurants. Primary and Secondary schools are both within a mile of the house and the Royal Stoke Hospital is within two miles. Stoke train station is approximately a ten minutes drive away and Junction 15 of the M6 approximately a five minutes drive away.

The property is offered with no upward chain.



IMPORTANT INFORMATION

All Mains Services Connected

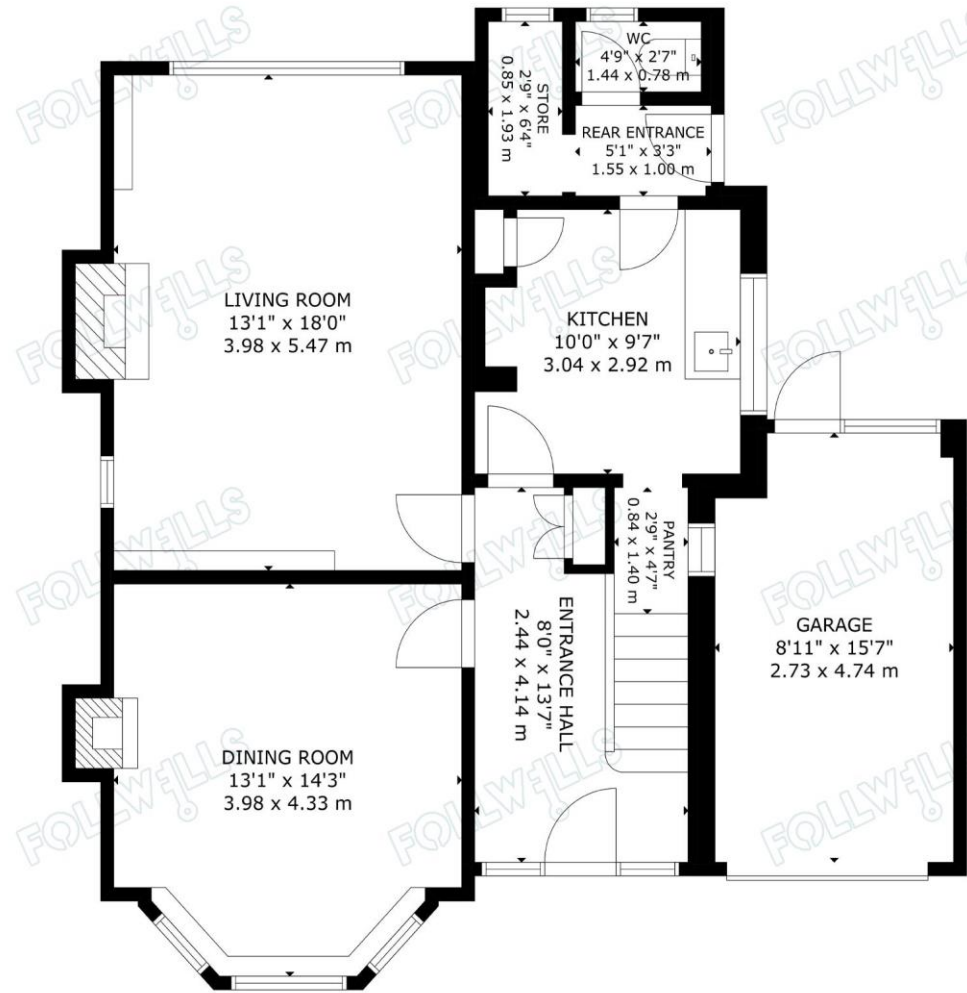
Gas Central Heating

Tenure Freehold

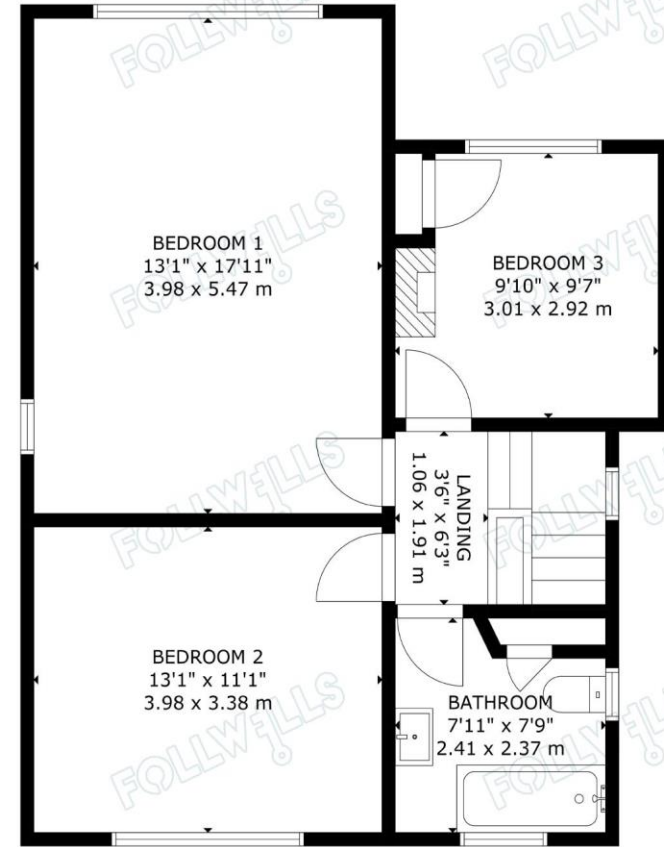
Council Tax Band 'E'

EPC Rating 'D'

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.



GROUND FLOOR



FIRST FLOOR



GROSS INTERNAL AREA
 TOTAL: 122 m²/1,312 sq ft
 GROUND FLOOR: 65 m²/701 sq ft, FIRST FLOOR: 57 m²/611 sq ft
 EXCLUDED AREAS: GARAGE: 13 m²/135 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

