

76 Beresford Crescent, Westlands, Newcastle, Staffordshire, ST5 3RH

FOLLWELLS



- 1930s Traditional Detached House
- Extensive and Recent Complete Refurbishment  
Including New Rear Extension
- Spacious Well Planned and Proportionate  
Accommodation
- Impressive Open Plan Family Dining Kitchen
- Large Hallway and Feature Landing
- Highly Regarded Long Established Residential  
Location
- Generous Mature Garden Plot with South-  
Westerly Aspect

4 

2 

3 

Offers in Excess of

£500,000

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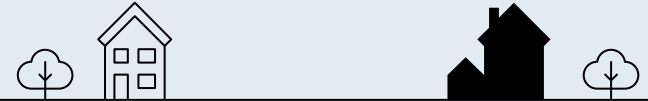
A traditional 1930s four bedroom detached residence situated within a much sought after residential tree lined avenue location within the Westlands. The property has undergone extensive refurbishment and reconfiguration providing well planned and proportionate accommodation which includes a most impressive open plan rear extended family dining kitchen.

The accommodation in detail provides a welcoming large reception hallway with composite front entrance door and modern internal oak doors to rooms. Feature return staircase with under-stairs storage and shelving. There are front and rear reception rooms comprising of a bay fronted sitting room with further window to side aspect and principal rear living room having a modern inset log effect fire, window to side and walk-in feature bay window with French doors opening to the rear garden.

The property boasts an impressive open plan family dining kitchen with pitched roof rear extension having Velux windows and bi-fold doors also opening to the rear garden. The kitchen area has base and wall units with Quartz worktop, five ring inset gas hob and modern extractor. There are matching style tall units with side by side fitted conventional and microwave ovens. American free-standing fridge freezer with surround. Additionally there is an island unit with matching Quartz work surface having an inset one and a half sink with mixer, pop out power points and further base units and an integrated dishwasher beneath. From the kitchen there is access to an inner vestibule which in turn leads to a two piece suite cloakroom and internal access to the integral garage having utility provision for washing machine and dryer with matching Quartz worktop and is the location of the central heating boiler.

The first floor enjoys the original spacious landing area with window outlook to front, and oak internal matching doors to rooms which comprise of four well proportioned bedrooms with master having three piece modern en suite shower room including walk-in shower cubicle with mains raindrip/spray shower. Second guest bedroom having further bay window outlook to front and two good size family bedrooms.





In addition there is a large separate four piece family bathroom which includes a free-standing bath with free-standing tap/shower spray and separate large walk-in shower cubicle with matching style shower too the en suite.

Externally there is a block paved driveway/parking leading to the integral garage and a lawned front garden with mature Laurel hedge screening to front boundary and access either side of the property. To the rear there is an attractive mature south-westerly facing good sized family garden with new paved patio area, lawn and established shrub borders. The property has a complete new central heating system and electrical re-wire, certification is available.

The property is for sale chain free.



## IMPORTANT INFORMATION

**Services - Mains Connected**

**Central Heating - New Gas Central Heating System Installed**

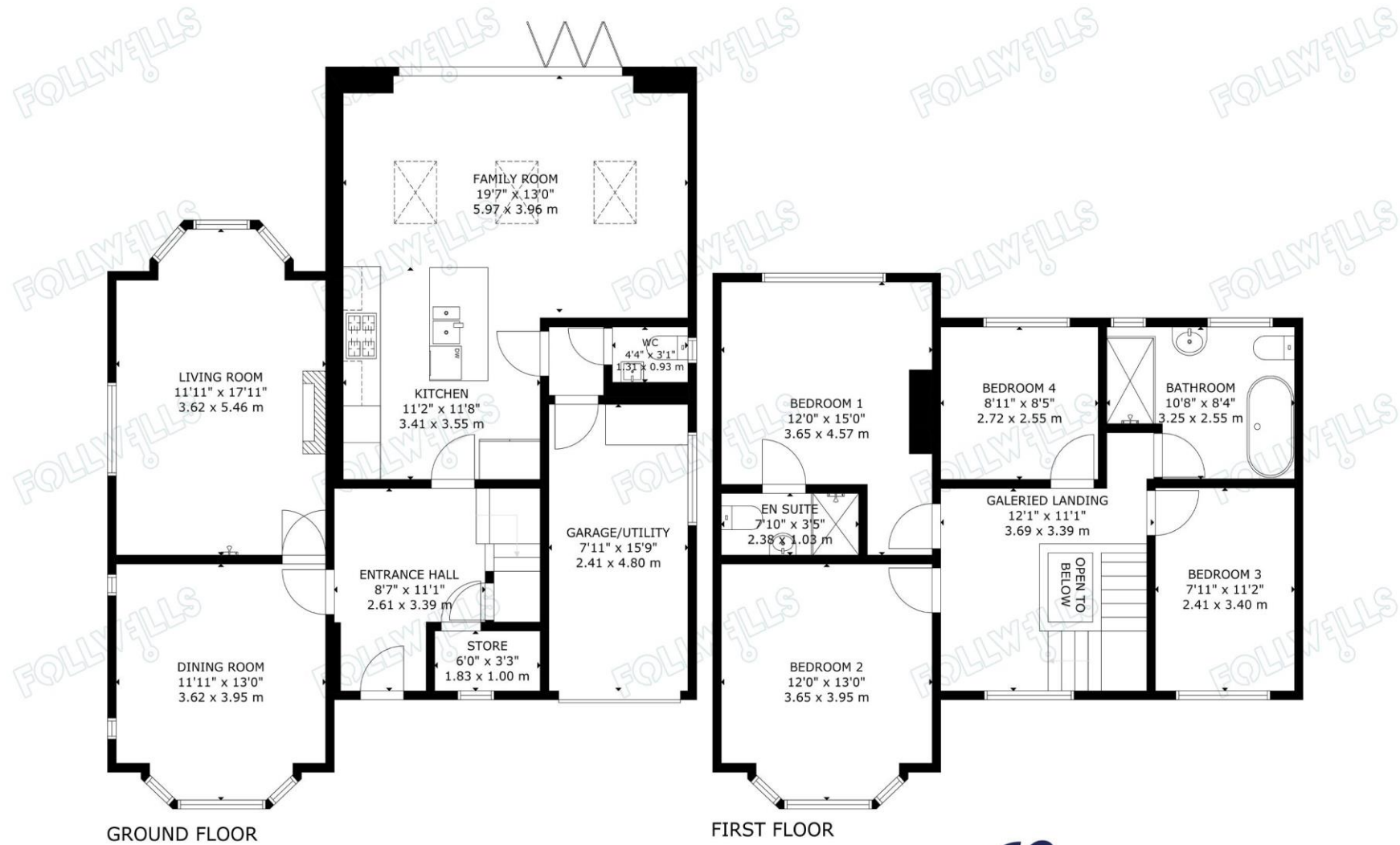
**Electrics - Re-wired**

**Glazing - Replacement uPVC Double Glazing**

**Tenure - Freehold**

**Council Tax Band 'E', subject to improvement indicator. 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.



GROSS INTERNAL AREA  
 TOTAL: 151 m<sup>2</sup>/1,628 sq.ft  
 GROUND FLOOR: 82 m<sup>2</sup>/886 sq.ft, FIRST FLOOR: 69 m<sup>2</sup>/742 sq.ft  
 EXCLUDED AREA: GARAGE: 12 m<sup>2</sup>/124 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

