

192 Seabridge Lane, Newcastle, Staffordshire, ST5 3LS

FOLLWELLS



- Three Bedroom Detached Bungalow Residence
- Large Private Garden Plot
- Much Sought After Suburban Location
- Fantastic Development Opportunity
- In Need of Modernisation Throughout
- Sweeping Driveway and Double Garage
- No Upward Chain

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Offers in Excess of

£500,000

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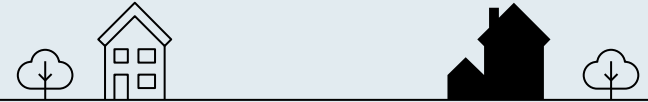


A fantastic opportunity to acquire what is arguably one of the best plots on Seabridge Lane. Sitting centrally within the grounds is a three bedroom detached bungalow residence with a footprint extending to approximately 120 square metres excluding the double garage. We believe the property presents fantastic development potential for substantial extension subject to the necessary Planning Permission and Building Regulations.

The grounds offer a good degree of privacy from the neighbouring properties, with a reasonably level topography and the gardens are mainly laid to lawn with mature shrub borders and hedging. The property is approached via a sweeping driveway off Seabridge Lane which leads around to the front of the bungalow with a large parking and turning space and giving access to the attached double garage.

On entering the property visitors are greeted by a good size reception hall with built-in cupboards and access to all principal rooms. The 'L' shaped open plan lounge and dining room provides full height windows to the front and glazed double doors to the rear garden ensuring excellent levels of natural light come into the bungalow. Access from the dining area leads through to the fitted kitchen, beyond which is a rear porch and good size utility room. The bungalow offers three double bedrooms all served by one bathroom.





The property is in need of complete modernisation throughout and central heating is currently via a gas fired warm air system. Seabridge Lane is a most popular position on the outskirts of Newcastle and provides a mature residential spot with large garden plots and easy access both to the town centre and the nearby North Staffordshire countryside.

The property is offered with no upward chain.



## IMPORTANT INFORMATION

All Mains Services Connected

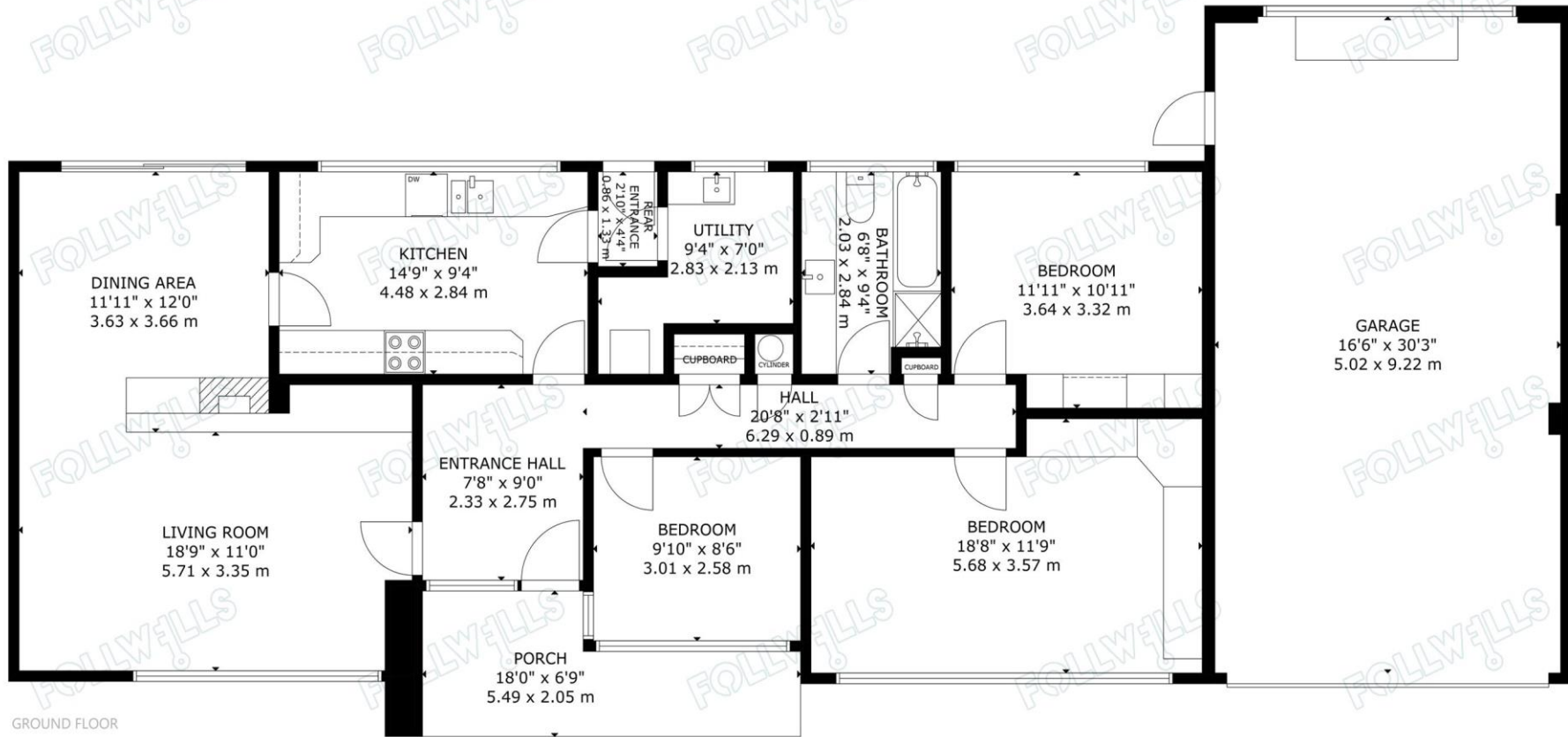
Central Heating from Gas Fired Warm Air System

Tenure Freehold

Council Tax Band 'F'

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: 115 m<sup>2</sup>/1,243 sq.ft  
GROUND FLOOR: 115 m<sup>2</sup>/1,243 sq.ft  
EXCLUDED AREA: PORCH: 9 m<sup>2</sup>/92 sq.ft, GARAGE: 46 m<sup>2</sup>/496 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY