

115 Paris Avenue, Westlands, Newcastle, Staffordshire, ST5 2QP

FOLLWELLS



- Spacious Detached House Requiring General Modernising
- Three Receptions and Three Double Bedrooms
- Sought After Edge of Town Location
- Elevated Plot with Substantial Rear Garden
- Attractive Views to the Rear
- Ample Parking and Large Garage/Workshop
- Huge Potential for Further Extension
- No Upward Chain

3  1  3 

Offers in Excess of

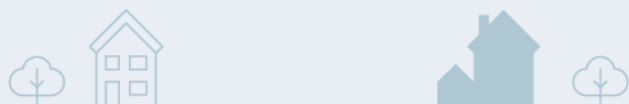
£300,000

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01782 615530





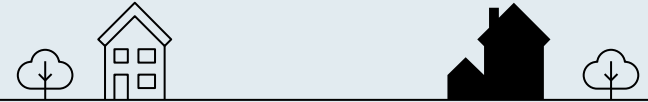
A spacious three bedroom detached property situated in a most desirable edge of town location, standing on an elevated plot with separate shared access road off Paris Avenue. There is ample parking to front and side leading to a large one and a half size detached garage/workshop. Substantial family size garden with delightful views over common green space and woodland area to the rear.

The property is in need of general refurbishment and offers great potential to create an even larger family home with further extension. The current rooms are of good proportion which includes three double bedrooms and three separate reception areas with an historic former integral garage conversion and further ground floor rear utility extension.

The current accommodation comprises; front enclosed entrance porch which opens to an inner vestibule having access to a modern refitted cloakroom suite and further internal reception hallway with return staircase to the first floor and under-stairs storage. The main lounge is situated to the front of the property with a large picture window elevated outlook and is fitted with a gas fire and surround. A through archway leads to a rear dining room with further large picture window overlooking the rear garden and view beyond. The fitted kitchen has a further rear outlook and is currently fitted with a one and a half sink in worktops, base/wall units and additional space for appliances including gas cooker point. Off the kitchen there is a separate utility with further sink and wall units, provision for washing facilities and the central heating boiler. The utility also gives access to the rear and an internal door opens to a former integral garage which has been converted into a third useful reception/study/family room with window outlook to the front.

The first floor has landing area with window on half landing and loft access. There are three well proportioned double bedrooms, two having built-in double wardrobes and includes attractive views over the garden across to green space/woodland beyond locally know as 'The Butts', with the remaining second bedroom having an elevated outlook to the front.





The shower room is fitted with a three piece suite with an enclosed walk-in shower, vanity wash hand basin. and an airing cupboard.

The property stands elevated with paved parking frontage for several vehicles and continues to the side leading to a detached one and a half tandem size brick garage/workshop with automatic main roller door, separate personal access door and power connection. To the rear there is a substantial family size garden with fence/hedge screening to boundaries having large paved patio and lawn with plant/shrub borders.



IMPORTANT INFORMATION

Services - Mains Connected

Central Heating - Gas

Glazing - uPVC

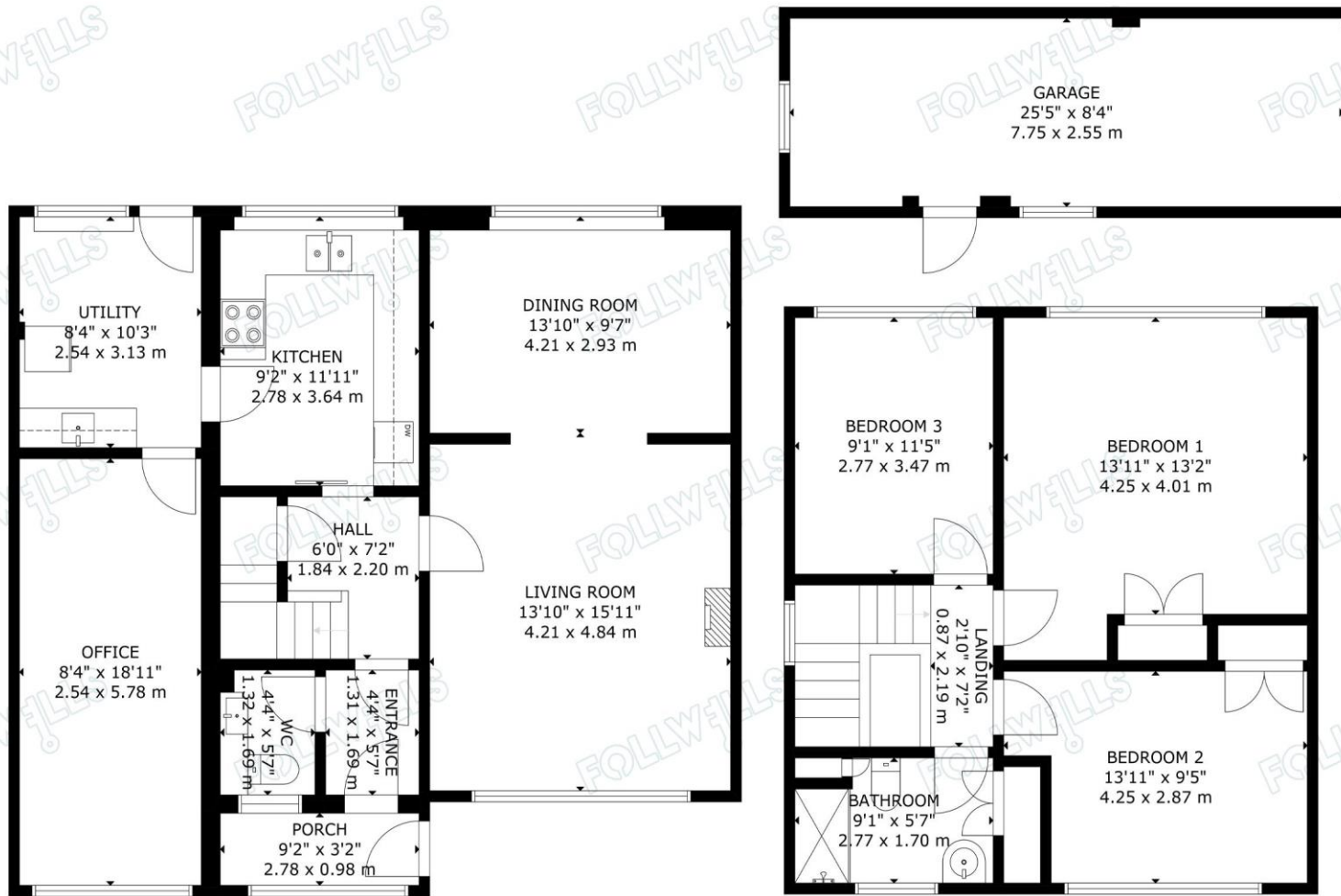
Tenure - Freehold

Council Tax Band 'D'

EPC Rating 'D'

Red Ash Test - June 2024 Class 1 10mg/l SO4 with floor membrane

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.



FIRST FLOOR

SECOND FLOOR



GROSS INTERNAL AREA
 TOTAL: 136 m²/1,461 sq ft
 FIRST FLOOR: 81 m²/870 sq ft, SECOND FLOOR: 55 m²/591 sq ft
 EXCLUDED AREAS: PORCH: 3 m²/29 sq ft, GARAGE: 20 m²/213 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

