

24 Paris Avenue, Westlands, Newcastle, Staffordshire, ST5 2RQ

FOLLWELLS



- Spacious Four Bedroom Detached House
- Much Sought After Residential Location
- Beautifully Presented Throughout
- Open Plan Family Dining Kitchen
- Immaculately Maintained Gardens
- Off Road Parking and Garage
- Red Ash Affected Floors Have Been Removed

4  2  1 

Asking Price

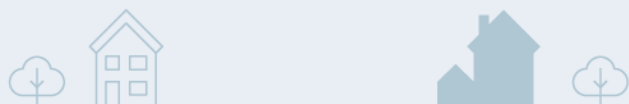
£375,000

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01782 615530



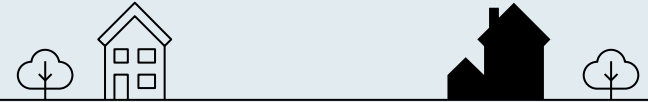


A very well presented four bedroom detached family home situated in a much sought after residential location on the outskirts of Newcastle.

The current owners have carried out a programme of refurbishment and modernisation in recent years including reconfiguring the layout to create a spacious family kitchen as well as the installation of a new bathroom and replacement double glazing throughout. In addition to the well proportioned accommodation internally, the property benefits from off road parking and garage and a large enclosed rear garden which has been immaculately maintained.

Visitors to the property are welcomed via an entrance porch into a spacious central reception hall which gives access to the principal ground floor rooms and stairs leading to the first floor, as well as two large built-in storage cupboards. The principal reception room looks out to the front and side of the house providing a light and airy sitting room. To the rear of the house the original dining room and kitchen have now been opened to create one spacious family kitchen with sliding glass door which leads out to the rear garden. The kitchen is fitted with modern grey units with solid marble effect worktops including under mounted sink. Integrated appliances include a Neff electric oven with slide and hide door, microwave and induction hob with extractor hood over. Additional appliances include dishwasher and fridge freezer. There is a large under-stairs pantry cupboard and a door leading to a side door with external access and the ground floor accommodation is completed with a W.C./shower room. To the first floor is a galleried landing and four well proportioned bedrooms, three of which are comfortably double rooms and the fourth is a good size single. The family bathroom is fitted with a contemporary white suite including free-standing bath with separate shower enclosure having mixer shower unit.





The driveway to the front provides ample off road parking and leads to a single garage with internal access and a utility located to the rear. The enclosed rear garden is of an excellent size and comprises a shaped lawn with paved seating areas and borders well stocked with a variety of specimen shrubs and trees.

Nearby amenities include a parade of shops on Paris Avenue and the property is located approximately one mile from Newcastle town centre.

Agents Note: In 1988 all of the sulphate (red ash) affected flooring was removed and replaced.



## IMPORTANT INFORMATION

All Mains Services Connected

Gas Central Heating

uPVC Double Glazing

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.

