

23 Galingale View, Newcastle, Staffordshire, ST5 2GQ

FOLLWELLS



- Large Five Bedroom Detached House
- Accommodation Over Three Floors
- Corner Plot Position on Modern Popular Development
- Double Garage and Private Enclosed Garden
- No Upward Chain

5 

3 

2 

Asking Price

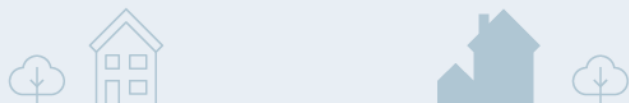
£390,000

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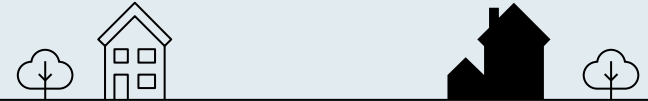
A large three storey, five bedroom detached house providing ample accommodation for a large family or alternative HMO investment. Situated on a popular modern development to the outskirts of town and being within close proximity to Keele University Campus.

The accommodation includes spacious lounge and family dining kitchen with five well proportioned bedrooms and three shower rooms to the first and second floor. The property holds a large prominent corner plot position with parking, separate detached double garage having further store to rear and a private enclosed low maintenance courtyard garden. It currently stands vacant and is offered for sale with no further upward chain.

The accommodation provides entrance vestibule with composite front entrance door and large format tiled flooring continuing through the ground floor. Majority tiled cloakroom with space saver two piece suite comprising W.C. and wash basin. A further door from the entrance vestibule leads to the main reception hallway having staircase to first floor with under-stairs store and gives access to the lounge and two entrance points to the dining kitchen. The lounge has an electric fire with surround and dual aspect outlook with window to front and patio doors opening onto the garden. There is a spacious 'L' shaped family dining kitchen fitted with a good range of base/wall units including housing for central heating boiler, having composite sink with mixer and wood worktops extending to a peninsular breakfast bar. There is a fitted electric oven, dual ring gas hob with extractor and integrated washing machine. The dining kitchen enjoys a triple aspect outlook which includes a rear access door.

On the first floor a most spacious landing with return staircase to the second floor provides access to three of the bedrooms and family shower room, comprising master bedroom suite with walk-in dressing room leading through to a fully tiled en suite shower room with three piece suite including spa shower, enclosed W.C., large vanity wash hand basin and fitted medicine cabinet. There is a fitted range of wardrobes to one of the other bedrooms and the family shower room also fully tiled has a full depth walk-in shower cubicle, enclosed W.C. and wash basin. The second floor has a landing area with skylight, airing cupboard housing pressurized water cylinder and separate store cupboard. There are two further spacious bedrooms on this floor to include one of the bedrooms having over-stairs store cupboard and fitted furniture. Additionally to service these bedrooms there is a majority tiled three piece shower room.





The property stands on a prominent corner plot within the development with open plan lawn area to two sides with mature trees and central pathway to front door. To the far left side there is double width parking in front of a detached brick and pitched tiled roof double garage with twin up and over doors currently divided into two sections with the right-hand side having separate access from the rear garden with plastered walls, electric light, sink and drainage connected providing store room facilities and potential use as a garden room, utility, office or gym.

The rear courtyard garden comprises of a large paved patio area with an all weather aluminium framed pergola and further large timber decked area extending over the vast majority of the garden space with shrub borders to one side. Additionally situated to the rear of the garage is a further large timber framed store room.



## IMPORTANT INFORMATION

Services - Mains Connected

Central Heating - Gas

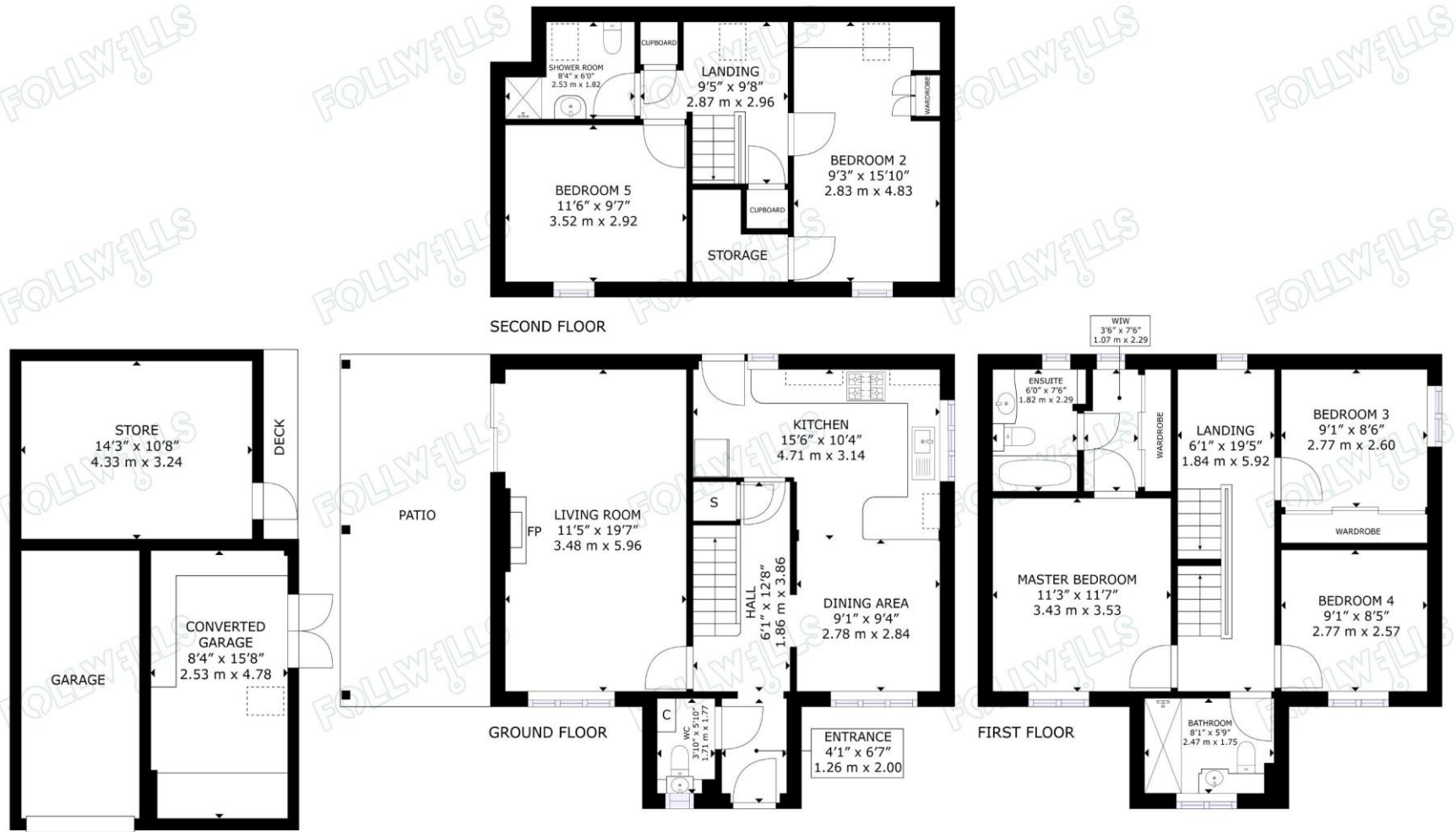
Glazing - uPVC

Tenure - Freehold

Council Tax Band 'E'

EPC Rating 'C'

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  
 GROUND FLOOR: 575 sq. ft, 54 m<sup>2</sup>, FIRST FLOOR: 574 sq. ft, 53 m<sup>2</sup>,  
 SECOND FLOOR: 414 sq. ft, 38 m<sup>2</sup>, TOTAL :1,563 sq. ft, 145 m<sup>2</sup>,  
 EXCLUDED AREA: CONVERTED GARAGE :130 sq. ft, 12 m<sup>2</sup>,  
 STORE :152 sq. ft, 14 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

