

6 Sandon Avenue, Westlands, Newcastle, Staffordshire, ST5 3QA

FOLLWELLS



- Large Traditional Semi-Detached House
- Highly Regarded Established Location within the Westlands District
- Substantial Ground Floor Family Dining Kitchen Extension
- Three Double Bedrooms and Additional Small Nursery/Study Room
- Spacious Modern Family Bathroom
- Private Family Size Rear Garden
- No Upward Chain

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Asking Price

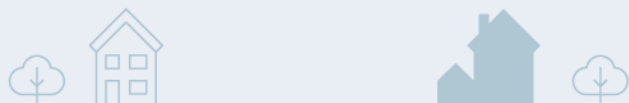
£398,000

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email@follwells.co.uk

01782 615530





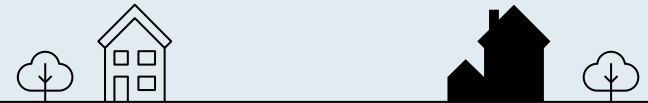
A large double fronted traditional semi-detached property pleasantly situated at the top of Sandon Avenue, standing in established family sized gardens affording privacy to the rear, with off road parking and garage.

Ideally suited for a large growing family offering three spacious separate reception areas which include a full width, ground floor, pitched roof rear extended family dining kitchen, constructed in 2010. There are three good sized double bedrooms in addition to a useful small nursery bedroom/study to the first floor and a spacious modern family bathroom.

The accommodation in greater detail provides front enclosed entrance porch with glazed entrance/side window and original panelled doors to the two original double fronted main reception rooms. The main living room enjoys a large window outlook to the front, with electric fire/surround and a glazed patio door opens onto the family dining kitchen extension. To the opposite side of the hallway there is a large bay fronted formal dining room. The original kitchen area has a tiled floor with a range of base/wall units and access to the original under-stairs store and rear porch. It also has open access to the family dining kitchen which has Velux windows and downlighting and double patio door access from the living room and further double doors open onto the garden. The kitchen area has a further window view onto the back garden and comprises a one and a half sink with work surfaces extending to three sides, having large inset gas hob, stainless steel splashback and extractor. There is a good range of base/wall units incorporating cupboards and pan drawers, and a one and a half fitted electric grill oven and integrated dishwasher. From the original kitchen there is a side porch which has provision for a washing machine and houses the central heating boiler. There is also a large walk-in store and a two piece cloakroom off. A further door with steps down leads to a useful large 'L' shaped utility with base cupboards and further plumbing for washing facilities. There are external access doors to both front and rear and an internal door leads to the attached garage having light, power, window and main automatic roller door entrance.

On the first floor there is a spacious galleried landing with matching original internal doors leading to all rooms and an airing cupboard. Also having loft access point to a large fully boarded loft/hobby room providing useful storage. There is a spacious family bathroom fitted with a modern replacement four piece suite with bath and separate enclosed shower cubicle having mains raindrop shower. Further sanitary ware comprising of a combined enclosed W.C. and wash hand basin with medicine cabinets.





All three main bedrooms are of good size double proportion with the master bedroom having repeat bay window outlook to the front and a range of free-standing modern wardrobe units are included in the sale. The other two bedrooms have a window outlook to the front and rear respectively with further fitted wardrobe/cupboard units. There is also an additional useful small study/nursery bedroom with small window to side aspect.

The property stands on a choice location within the Westlands, with established grounds comprising of front garden wall and driveway to garage, lawned front garden with mature shrub/plant borders. To the rear there is a good family sized private enclosed rear garden with mature shrub/plant beds, lawn area, paved pathway and patio and timber framed outbuildings comprising of garden shed and further large summerhouse.

The property is offered for sale with no upward chain.



IMPORTANT INFORMATION

Services - Mains Connected

Central Heating - Gas

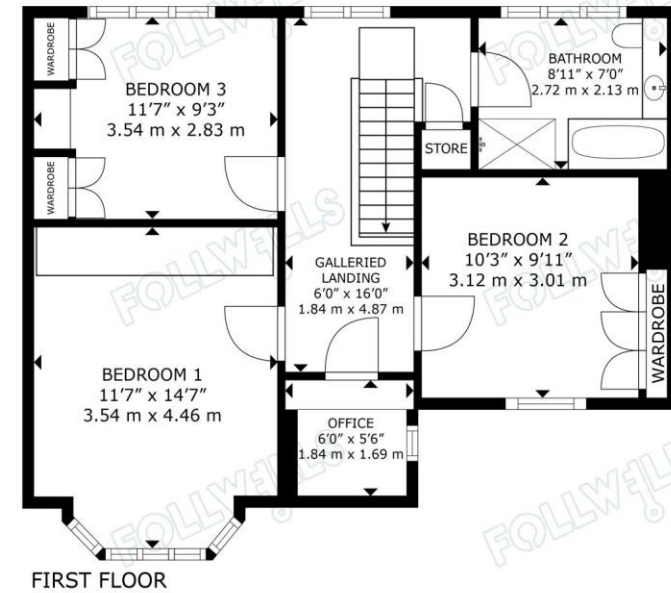
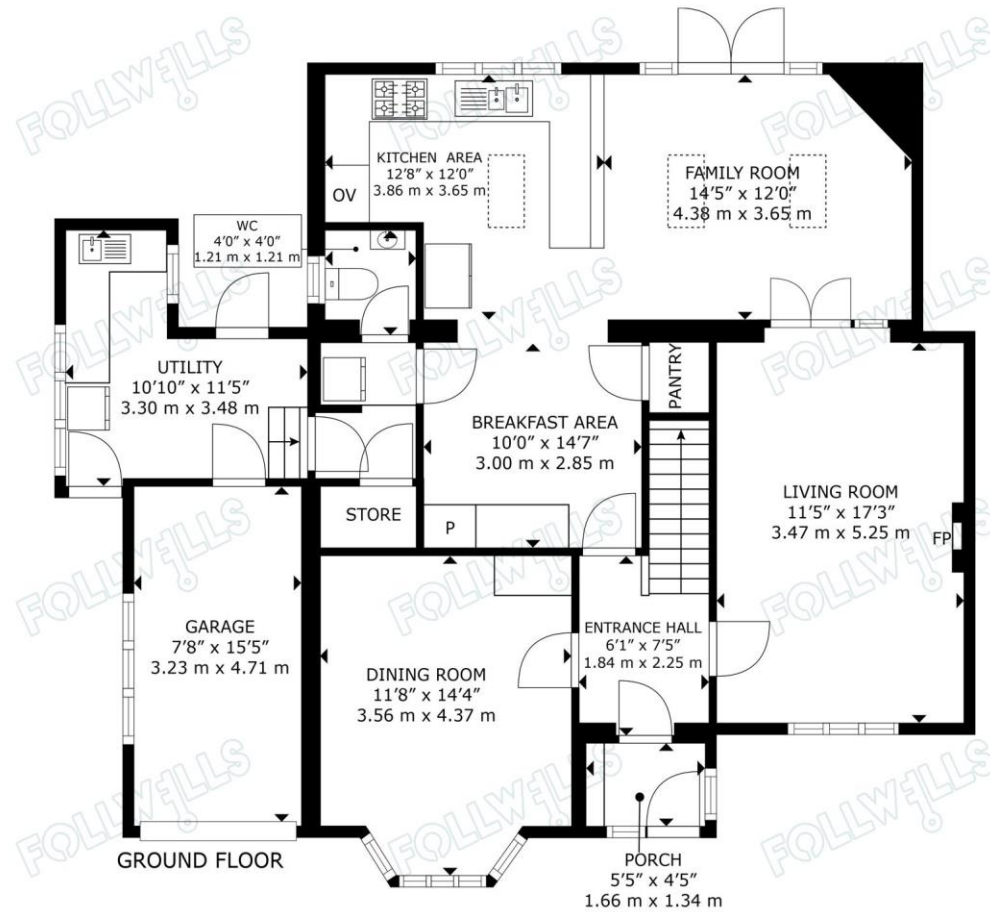
Glazing - uPVC

Tenure - Freehold

Council Tax Band 'D' (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: 160 m²/1,730 sq ft
 GROUND FLOOR: 92 m²/995 sq ft, FIRST FLOOR: 55 m²/593 sq ft
 EXCLUDED AREA: GARAGE: 11 m²/118 sq ft, PORCH: 2 m²/24 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

