

22 Brutus Road, Chesterton, Newcastle, Staffordshire, ST5 7QE

FOLLWELLS



- Three Bedroom Semi-Detached Family House
- Single Storey Extension to Rear
- Modernised by the Current Owners
- Beautifully Presented Accommodation
- Ample Off Road Parking
- Enclosed Garden to Rear

3 

1 

2 

Asking Price

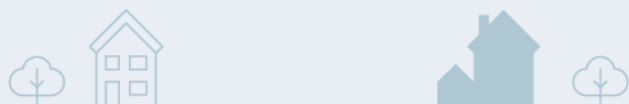
£200,000

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A three bedroom semi-detached house situated in a well established residential location, being ideally suited to a young family. The current owners have carried out an extensive programme of modernisation and improvements to the property which is now beautifully appointed throughout and presented to an excellent standard.

A noteworthy feature of the property is the single storey extension to the rear which provides a spacious garden room or dining room having under-floor heating, double doors out to the garden and a contemporary wood burning stove in the corner of the room.

The house is entered through an entrance porch which gives access to the main sitting room at the front of the house, with stairs to the first floor and a feature fireplace. Beyond here is a spacious kitchen fitted with high quality cream units having solid wooden worktops with twin under mounted Belfast sink. Integrated appliances include a slimline dishwasher and tumble dryer, along with space for an upright fridge freezer and plumbing for washing machine. Included within the sale is a Rangemaster 110 cm range cooker with gas and electric connection and matching extractor hood above. Glazed double doors lead from the kitchen through to the garden/dining room, with both rooms benefiting from under-floor heating.





To the first floor the landing has a window to the side along with a loft access having pulldown ladder. There are two double bedrooms with one to the front and one to the rear elevation, along with a third single bedroom to the front elevation. The bathroom has been refitted with a white suite comprising 'P' shaped shower bath with curved glass screen, vanity wash basin and W.C. and having fully tiled walls.

Outside the property is approached over a brick paviour full width driveway providing ample off road parking, with double gates leading down the side of the house to the rear garden which comprises a lawned area, raised shrub border and decked seating area adjacent to which is a large timber garden shed.

IMPORTANT INFORMATION

Services - All Mains Connected

Central Heating - Gas with under-floor heating to kitchen and garden room

Glazing - uPVC

Tenure Freehold

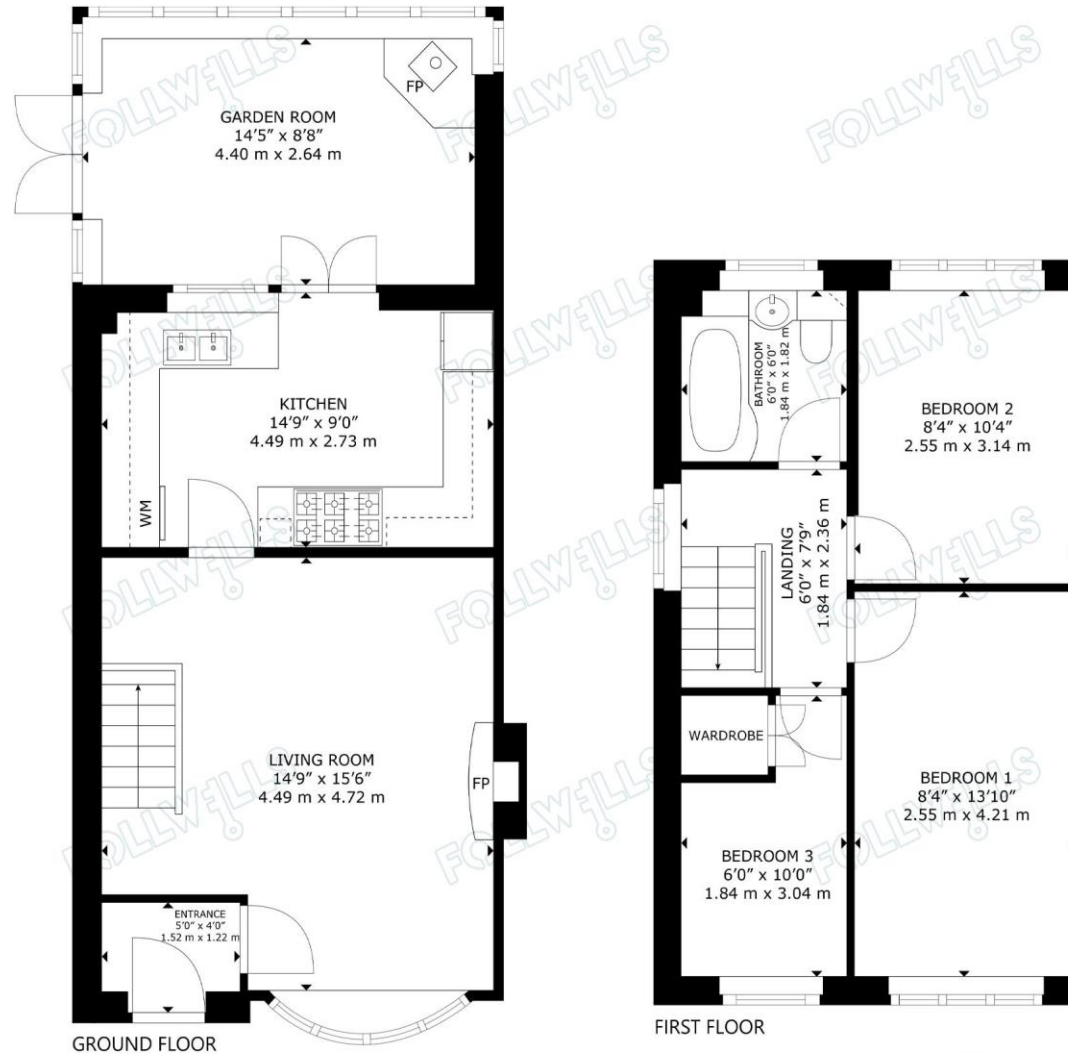
Council Tax Band 'B'

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.



FLOORPLAN



GROSS INTERNAL AREA
TOTAL: 82 m²/886 sq ft
GROUND FLOOR: 35 m²/379 sq ft, FIRST FLOOR: 34 m²/366 sq ft
EXCLUDED AREA: GARDEN ROOM: 13 m²/141 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

