

22 Crossing Place, Keele, Newcastle, Staffordshire, ST5 5FJ

FOLLOWWELLS



- Recent Build Three Bedroom Semi-Detached House
- Sought After Development within Keele Village
- Attractive End of Cul-de-Sac Position
- Pleasant Outlook to Front and Rear
- Spacious and Practical Accommodation Layout
- Immaculately Presented Throughout
- No Upward Chain

3 

2 

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Offers in Excess of

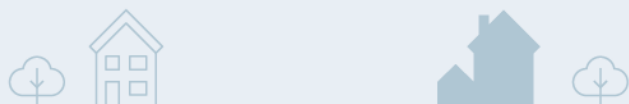
£300,000

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01782 615530



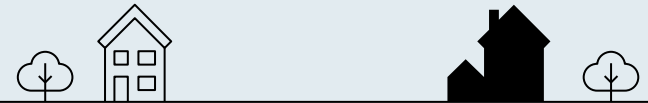


A modern three bedroom semi-detached house forming part of a recent new build development within Keele Village conservation area. The property enjoys a quiet end of cul-de-sac position and attractive view over a communal village green area.

The property is immaculately presented throughout and provides a practical family layout comprising good size reception hallway with staircase having under-stairs storage and two piece cloakroom comprising of enclosed W.C. and half pedestal wall hung basin. There is porcelain tiled flooring which continues into an excellent size family dining kitchen having large bay window outlook to the front and a good range of base and wall units to the kitchen area with worktops and one and a half inset sink. There is a full range of integrated appliances comprising electric oven, gas hob with extractor, fridge freezer, washing machine and dishwasher. A separate well proportioned living room enjoys a window outlook and patio door access onto the rear garden.

The first floor has a spacious landing area with loft access point and airing cupboard housing the central heating boiler. The master bedroom has further bay window outlook to the front and a built-in double wardrobe. A three piece en suite shower room services the master bedroom with walk-in shower cubicle having concealed raindrop shower, half pedestal wall hung basin and enclosed W.C. Additionally there are two further practical sized family bedrooms having window outlook to the rear which includes the second bedroom having a modern free-standing double wardrobe unit included in the sale. A separate family bathroom services these bedrooms with a matching style suite comprising of panelled bath, half pedestal wall hung basin and enclosed W.C.





The property enjoys a very quiet setting at the end of a cul-de-sac, with a pleasant outlook to the front and a small open plan lawn area with paved pathway to front door and block paved enclosed driveway to side. The rear garden is enclosed with continuation of wall and fence boundaries, which also has a pleasant outlook with lawn area, pathway and small patio.

Keele Village offers a most convenient and attractive desired setting famously known for its university. The development is within walking distance of the local village pub and picturesque scenery with walks surround the village. Newcastle town centre is approximately a 5 minutes drive (3 miles).

The property is offered for sale with no further upward chain.



## IMPORTANT INFORMATION

Services - Mains Connected

Central Heating - Gas

Glazing - uPVC

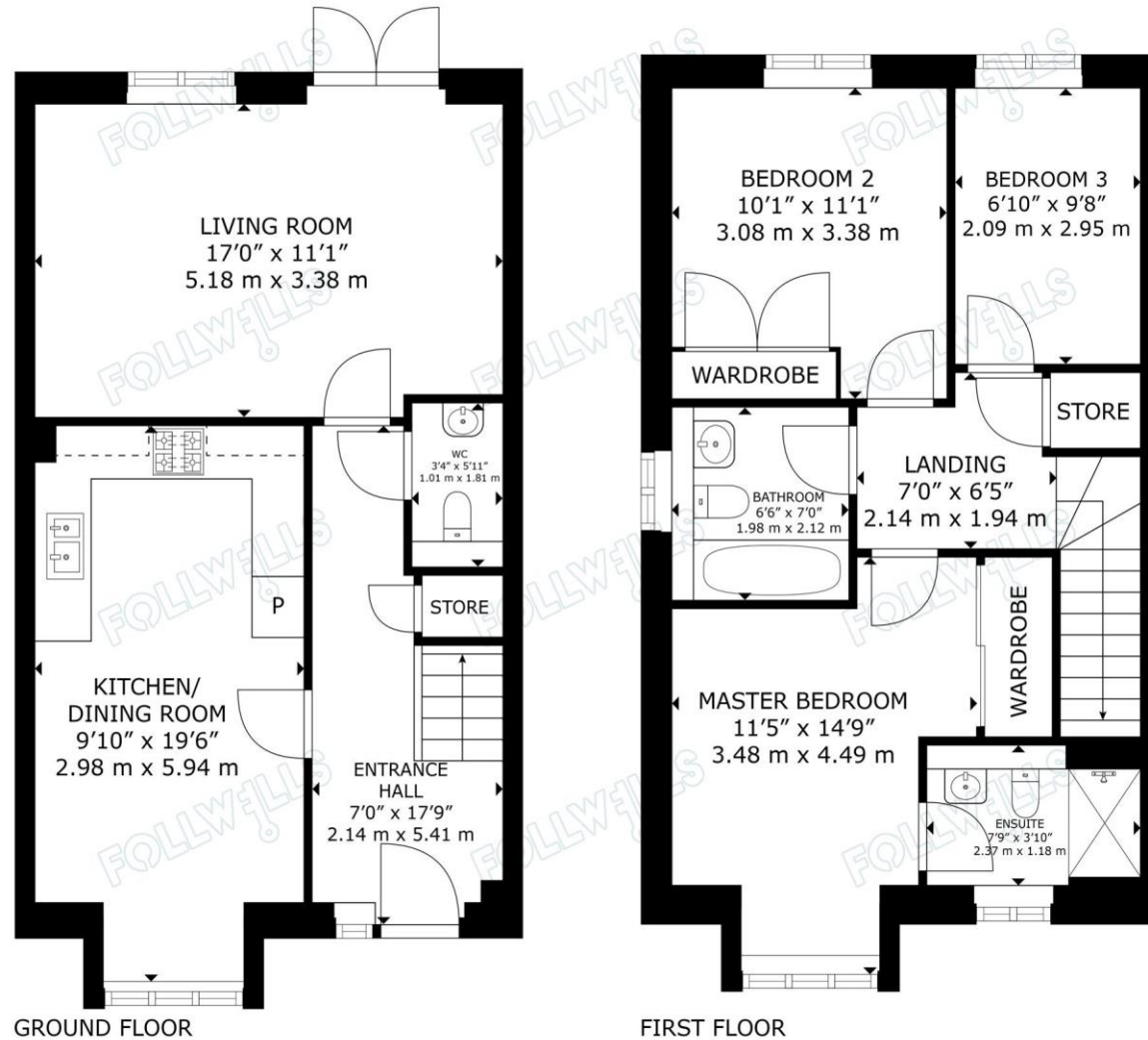
Tenure - Freehold

Council Tax Band 'C'

EPC Rating 'C'

**Maintenance Charge - There is an annual maintenance charge for communal/park areas. We understand from the vendor for last year this was £216.18.**

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: 91 m<sup>2</sup>/988 sq ft  
 GROUND FLOOR: 46 m<sup>2</sup>/498 sq ft, FIRST FLOOR: 45 m<sup>2</sup>/490 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

