

21 Sandon Avenue, Westlands, Newcastle, Staffordshire, ST5 3QB

FOLLOWWELLS



- Handsome Detached Period House
- Large Enclosed Garden to Rear
- Dual Access Driveway
- Sought After Residential Location
- Four Bedrooms and Three Reception Rooms
- No Upward Chain

4  1  3 

Asking Price

£395,000

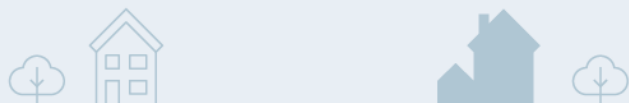
follwells.co.uk

email@follwells.co.uk

01782 615530







A handsome and imposing bay fronted detached residence with a dual access driveway and a large rear garden. The property enjoys a fantastic location in the heart of the Westlands, convenient for the town centre. The house has been well looked after but is in need of some general modernisation and offers tremendous scope for extension subject to the necessary planning permission.

The property is entered via a spacious central reception hall with built-in cloaks cupboard and stairs leading to the first floor. The principal reception room has a window to the front elevation and glazed double doors to the rear leading into the garden room, an extension which was added to the property at a later date providing a lovely third reception room enjoying views over the large rear garden.

On the other side of the hallway the dining room has bay window to front elevation and at the back of the house is a breakfast kitchen with space for a small table and chairs, free-standing electric cooker, plumbing for dishwasher and space for under-counter fridge. There is also a large pantry off the kitchen accessed via double folding doors. From here there is a side porch with recess currently accommodating an American style fridge freezer and a door into a ground floor W.C. Finally, a utility room has plumbing and space for washing appliances and has an internal door to the single garage and a door out to the rear garden. The garage has up and over door and houses the central heating boiler.

To the first floor is a central landing with loft access. The loft has been installed with spray foam insulation. The landing gives access to three double and one single bedrooms. Two of the bedrooms have fitted wardrobes and all are served by the very large family bathroom. which has suite comprising panel bath, separate shower enclosure, vanity wash basin with cupboards below, low level W.C. and bidet.







Outside the property is approached over a dual access brick paved driveway providing ample parking and easy access/egress. The drive leads to the single integral garage. Access down the side of the house leads to the beautiful rear garden which is of an excellent size having raised brick paved sun terrace adjacent to the house, with steps down onto a central lawn with pathways to mature well stocked shrub borders. Towards the rear of the garden there is a timber shed and summerhouse, along with a further decked seating area.

Sandon Avenue is a well established suburban location of similar tree lined streets and period houses. Conveniently positioned within two miles of both the Royal Stoke Hospital and the M6, less than four miles to Stoke Train Station and approximately one mile to Newcastle town centre. Newcastle Golf Course is within walking distance.

The property is offered with no upward chain and is subject to a grant of probate.



## IMPORTANT INFORMATION

**Services - All Mains Connected**

**Central Heating - Gas**

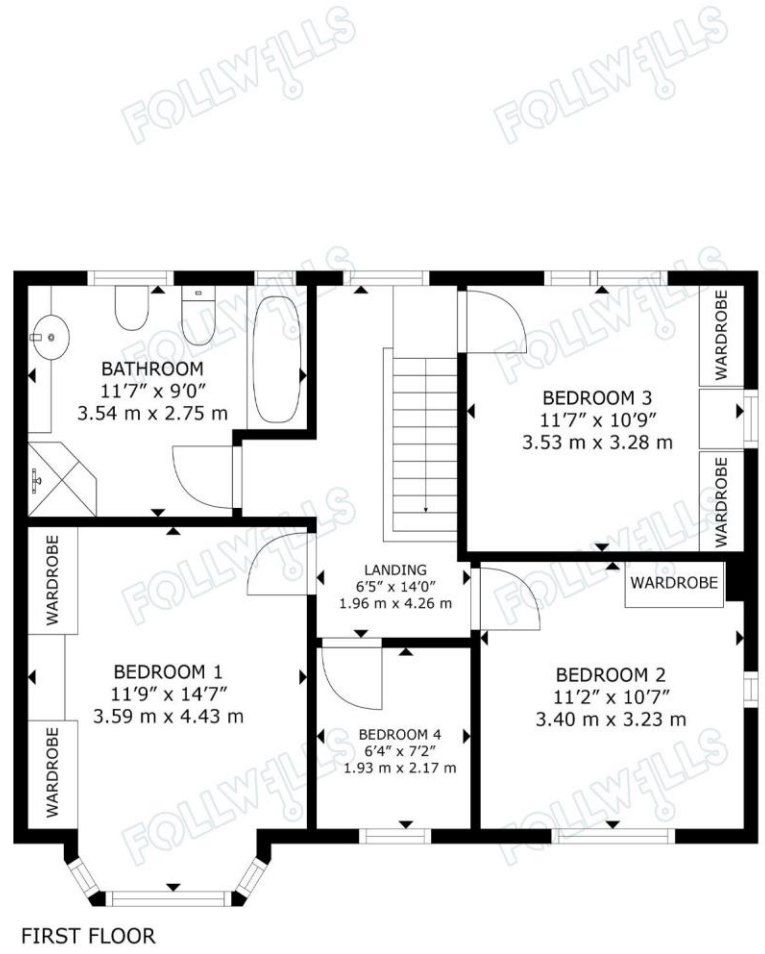
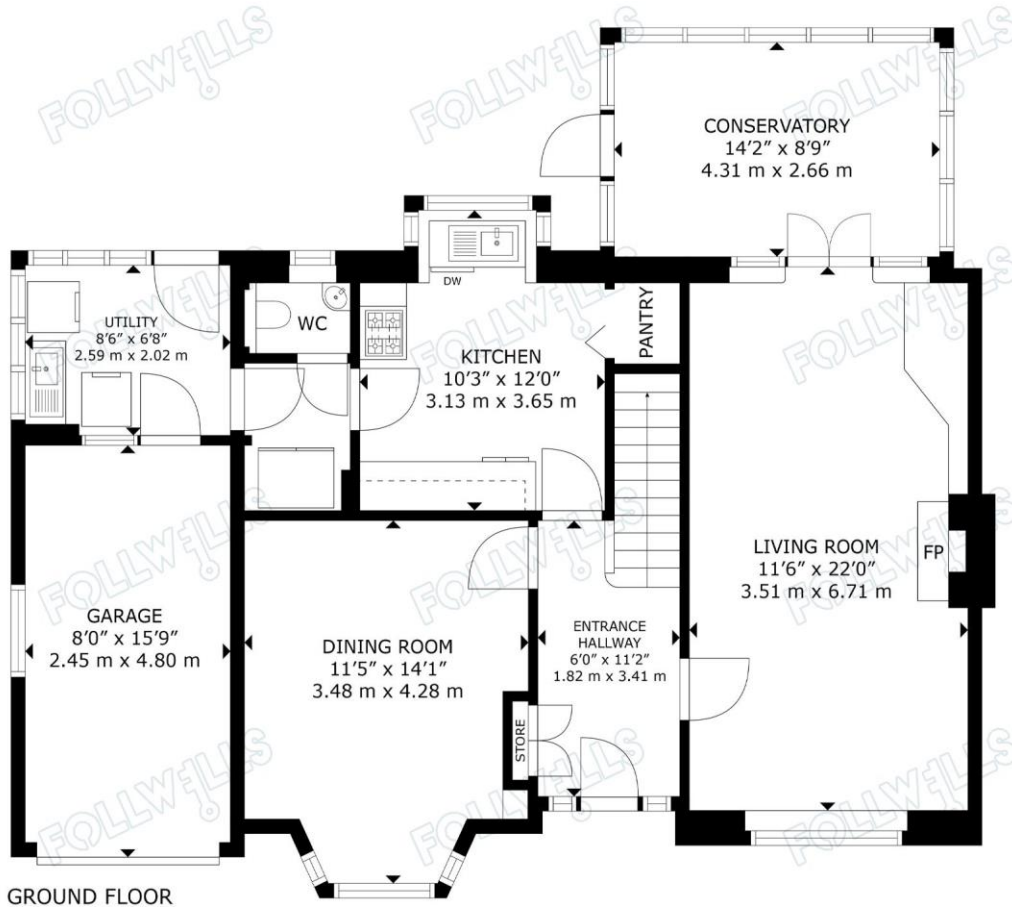
**Glazing - uPVC**

**Tenure Freehold**

**Council Tax Band 'E'**

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: 148 m<sup>2</sup>/1,598 sq ft  
 GROUND FLOOR : 84 m<sup>2</sup>/903 sq ft, FIRST FLOOR : 64 m<sup>2</sup>/695 sq ft,  
 EXCLUDED AREA: GARAGE : 12 m<sup>2</sup>/126 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

