

21 King Street, Newcastle, Staffordshire, ST5 1JE

FOLLWELLS



- Traditional Three Bedroom Semi-Detached House
- Useful Ground Floor Side Extension
- Most Convenient Town Position
- Well Presented and Practical Accommodation
- Charming Character Features
- Off Road Parking and Enclosed Rear Garden

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Offers in Excess of

£240,000

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A traditional three-bedroom semi-detached house with character features including original stained glass entrance door/side panels, decorative tiled floor to hallway and internal latch key doors to rooms.

Conveniently situated and within Newcastle under Lyme conservation area, being walking distance of the town centre and Brampton Park, with easy access to main road networks and the city.

The property provides a practical size living space to include a good size third bedroom and useful ground floor side extension constructed by the property's previous owners to create an attached hair salon and now being used as a useful utility/breakfast area or providing various alternative uses.

The accommodation provides storm porch through to entrance hallway via an attractive original decorative leaded light patterned entrance door with side panels, feature tiled floor and part mosaic feature tiled staircase to first floor having under-stairs storage. There are latch key internal doors that open to the ground floor rooms and include under-stairs cloaks suite with W.C. and vanity wash hand basin with decorative mosaic tiling to wall and window. The main receptions comprise of a bay fronted sitting/dining room with exposed floorboards and brick fireplace within chimney breast. The rear living room has matching style fireplace with brick chimney breast and double patio doors that open to the rear garden. The kitchen is fitted with attractive oak base and wall units including display cabinets and work surfaces with one and a half white glazed sink, gas hob and fitted electric oven. There is also space and plumbing facilities for a washing machine and dishwasher. A window overlooks the side and a tiled floor continues through to the side extension currently being used as a useful combined utility/breakfast room and has external front and rear door access with window to rear.

The first-floor landing has further matching style latch key doors opening to rooms, side elevation window and access to the loft. There are three bedrooms which include a good size third bedroom having window outlook to front. The main bedroom also enjoys a bay window overlooking the front and is fitted with two double wardrobes with centre-piece shelving and further cupboards above. The second bedroom has a large four panel window overlooking the rear garden, with an original ornate tiled fireplace and exposed floorboards. A fully tiled bathroom is fitted with a modern suite with tiled bath having concealed taps, walk-in shower cubicle with mains thermostatic shower and wall hung wash hand basin with drawer units beneath. An airing cupboard houses the central heating boiler and there is a modern towel radiator and frosted window to side. There is a separate washroom with corner W.C and further vanity wash hand basin and frosted side window.





The exterior has a front boundary brick wall and a paved driveway provides parking for three vehicles to front/ part side. The rear garden is fence enclosed, with paved patio, timber shed, greenhouse and a raised plant border.



IMPORTANT INFORMATION

Services - Mains Connected

Central Heating - Gas

Glazing - uPVC

Tenure - Freehold

Council Tax Band '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.
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