

24 Brookside Close, Newcastle, Staffordshire, ST5 2HX

FOLLWELLS



- Two Bedroom Semi-Detached Bungalow
- Holding Extremely Private Position
- Good Size Double Width Plot
- Potential for Further Extension
- Convenient Location for Town
- No Upward Sales Chain

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Asking Price

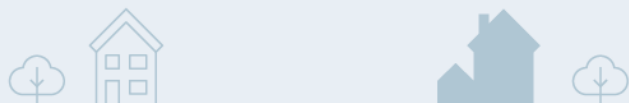
£245,000

follwells.co.uk

email@follwells.co.uk

01782 615530





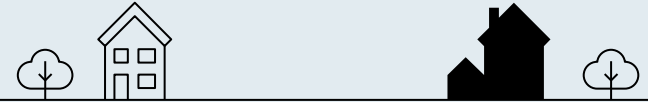
A two bedroom semi-detached bungalow residence situated conveniently for town and holding an extremely private position, standing on a double width plot creating great potential for further extension (subject to necessary planning requirements).

It currently provides a spacious layout with large front and rear facing double bedrooms, spacious lounge and generous size shower room. There is a rear facing kitchen which has porch access to a conservatory overlooking a private rear garden. To the front there is ample parking and a detached garage to the side.

In further detail the accommodation comprises a front storm porch and a reception hallway giving access to all principal rooms and includes loft access with an attached ladder. There are two good size double bedrooms both having fitted wardrobes, with a choice of front or rear facing window. The lounge is also of good proportion and has a triple aspect outlook to include a front bow window. The shower room is fitted with a three piece suite comprising an enclosed tiled shower cubicle with curved screen and mains thermostatic shower. There is a combined W.C. and wash hand basin fitted with various medicine cupboard/shelving units. A frosted glazed window faces to side and there are half tiled walls with two towel radiators.

The kitchen has a rear facing square bay window with inset sink and a larder store. There are base/wall cupboards and drawer units, work surfaces and space for various white goods including plumbing for washing machine. There is a one and a half fitted electric oven and inset gas hob with pull out extractor above. A part glazed door opens to a small rear vestibule porch with latch key door opening to a boiler/storage cupboard and from the porch there is open access to a rear facing uPVC conservatory with glazed aspect to three sides overlooking the garden, tiled floor, polycarbonate roof and double patio door access to outside.





The bungalow stands handsomely on a double width plot affording considerable privacy not been directly overlooked from the front or rear. There is ample parking provided by a decorative concrete impact driveway in front of a detached brick and tile garage to the side of the bungalow having remote roller door, power connection, rear facing window and personal side entrance door. There is pedestrian access between the garage and bungalow and a further storage area to the opposite side of the garage with timber framed garden shed. To the rear there is a pleasant private garden with Laurel hedge screening to rear boundary, paved patio to side continuing with pathway around the bungalow, shaped lawn, fountain feature and timber framed greenhouse.

The property is offered for sale with no further upward chain but is subject to a grant of probate.



IMPORTANT INFORMATION

Services - Mains Connected

Central Heating - Gas

Glazing - uPVC

Tenure - Freehold

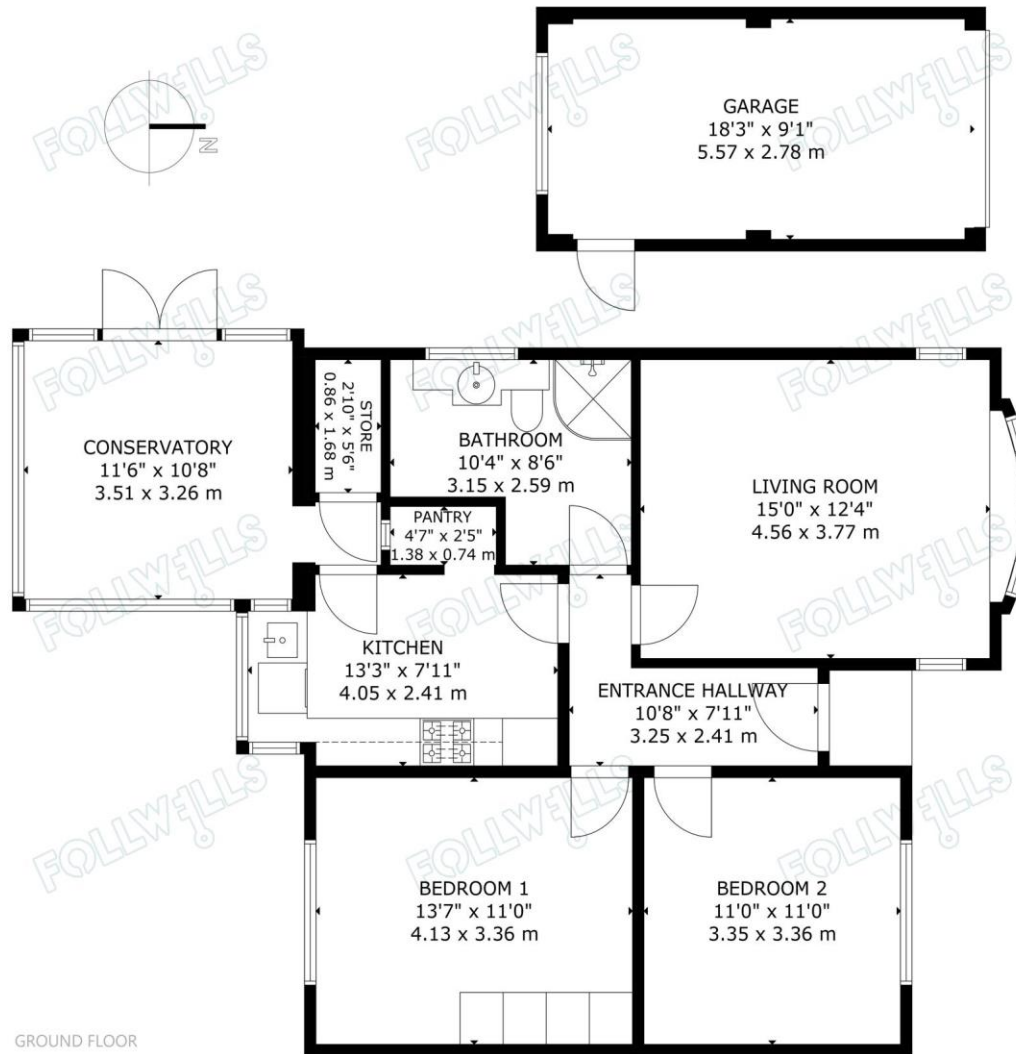
Council Tax Band 'C'

EPC Rating 'C'

Solar Panels – We have no information relating to these.

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



GROUND FLOOR