

42 St. Patricks Drive, Newcastle, Staffordshire, ST5 2NX

FOLLWELLS



- Three Bedroom Semi-Detached House
- Requiring General Cosmetic Uplift
- Large Private Corner Plot Overlooking Keele Road
- Generous Size Receptions and Main Bedrooms
- No Upward Chain

3 

1 

2 

Asking Price

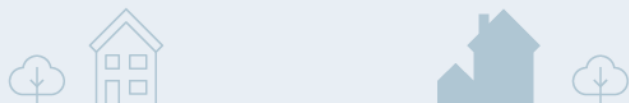
£200,000

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01782 615530





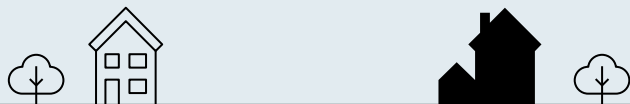
A traditional three-bedroom semi-detached house holding a convenient town position, with an open outlook onto Keele Road.

Requiring general refurbishment, it provides generous room proportions particularly to both reception rooms with bay window outlook to front or rear. The property also stands on a generous size triangular shaped corner plot with good width frontage, ample parking and retains a good size garden area to the rear.

The accommodation provides a spacious hallway with side window, original feature panel doors to rooms and turn staircase with under-stairs storage. Front reception having splayed bay window and gas fire with Adam style surround. Large rear reception room with square bay window overlooking the rear garden and tiled fireplace. The kitchen is fitted with a sink and base/wall cupboards and a free-standing gas cooker, It has a window overlooking the rear and a pantry. There is a side access door from the kitchen which opens to a useful part glazed side utility which has an additional sink, cupboard units and work surface.

The first-floor accommodation comprises landing with window to side. Access to bathroom and separate W.C. also having window to side. Three bedrooms, to include two large principal bedrooms with the main bedroom having further repeat splayed bay window with outlook onto Keele Road. Second large double bedroom with outlook to rear and a cupboard housing the central heating boiler. The third bedroom also has a window overlooking the front.





The property stands on a large triangular shaped plot with good width frontage having paved driveway providing ample parking, with separate paved pathway access to front door. Low rise wall to front boundary and a detached sectional garage with up and over door.

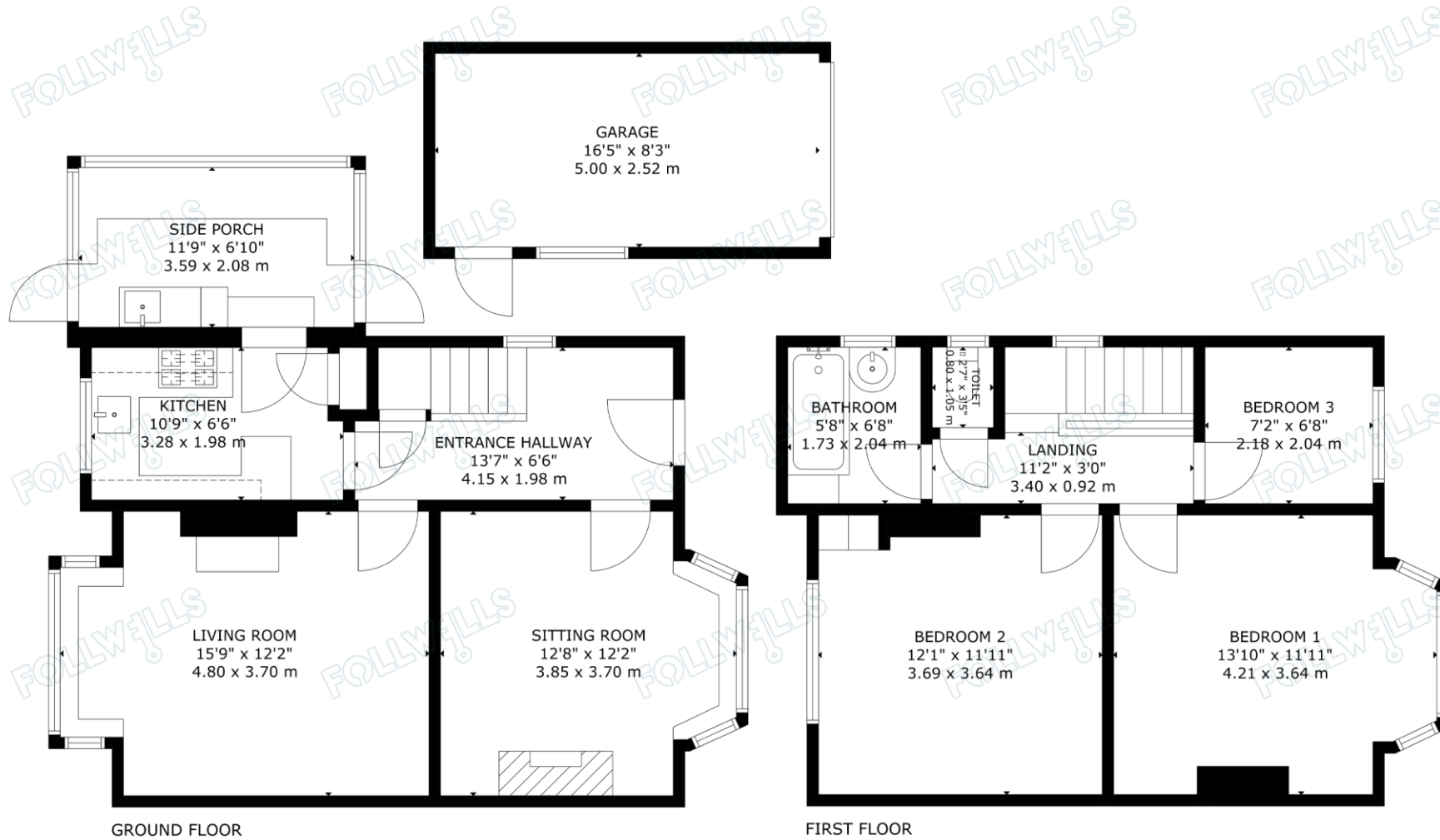
The paving continues to a fence enclosed rear garden providing low maintenance with assorted hedge/shrub screening.



## 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.
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: 99 m<sup>2</sup>/1065 sq.ft  
 GROUND FLOOR: 54 m<sup>2</sup>/586 sq.ft, FIRST FLOOR: 45 m<sup>2</sup>/479 sq.ft  
 EXCLUDED AREAS: GARAGE: 13 m<sup>2</sup>/136 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

