

18 Parkstone Avenue, Newcastle, Staffordshire, ST5 1NW

FOLLWELLS



- Deceptively Spacious Semi-Detached House
- Versatile Accommodation
- Up to Three Bedrooms
- Well Proportioned Rooms
- Quiet Suburban Location
- Enclosed Rear Garden
- In Need of General Modernisation
- No Upward Chain

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Offers in Excess of

£160,000

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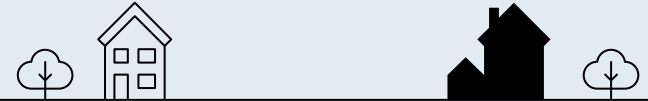


A deceptively spacious, semi-detached, dormer style property providing versatile accommodation with up to three double bedrooms. All of the rooms are well proportioned including a spacious sitting room with double doors into the dining kitchen which provides ample space for a table and chairs.

Parkstone Avenue is conveniently located within easy reach of Newcastle under Lyme town centre as well as the Royal Stoke University Hospital. A quiet, wide street, this particular property backs onto the Newcastle Under Lyme School sports fields meaning the back garden enjoys a good degree of privacy.

The house is entered through a side entrance door into a porch which in turn leads to the reception hall with two built in cloaks cupboards. The sitting room looks out over the front garden with a central fireplace. The dining kitchen has a window and door leading out to the rear garden. It is currently fitted with wall and base units and has a gas connection for the cooker. An additional room to the front of the house has been used by the current owners as a double bedroom but could also lend itself for use as an office. A bathroom and separate WC complete the ground floor accommodation.





To the first floor a landing gives access to two double bedrooms.

Outside, the property is approached over a shared, flagged driveway providing ample off road parking and leading to a detached sectional garage (it is likely that the roof of the garage is formed of corrugated asbestos panels but no test has been carried out). The rear garden comprises a paved seating area adjacent to the house beyond which is a lawn surrounded by shrub borders. The front garden also comprises a lawn with shrub borders and a low level wall to the front boundary.

The property has been well maintained but is in need of general modernisation, presenting a great opportunity for a new owner to stamp their own mark on the house. The property is also offered with no upward chain.

IMPORTANT INFORMATION

All mains services connected.

Gas fired central heating

Council Tax Band 'C'

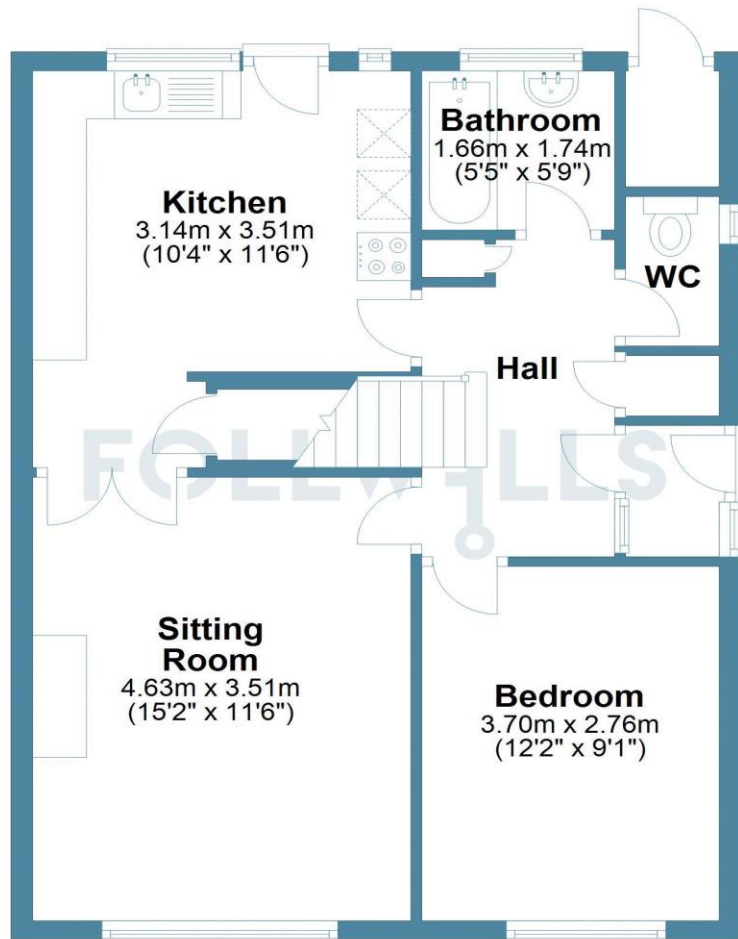
EPC Band 'D'

Tenure - Freehold

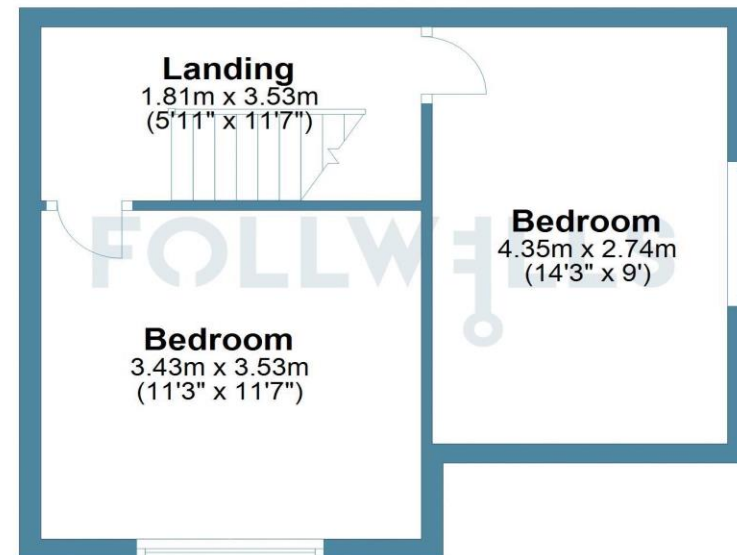
1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
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Ground Floor



First Floor



For indicative purposes only. All measurements are approximate.
Plan produced using PlanUp.