



FOLLOW  **LLS**

88 Galingale View, Newcastle - ST5 2GR

In Excess of £340,000

- Modern Five Bedroom Detached House
- Popular Edge of Town Development
- Accommodation Over Three Floors
- Full Master Bedroom Suite to 2nd Floor
- Open Aspect to Front
- Ideal Large Family Home

A spacious detached residence providing ideal family accommodation over three floors that includes two receptions and a family breakfast kitchen, with four well proportioned family bedrooms and a spacious bathroom to the first floor. Additionally on the top floor, there is a full master bedroom suite incorporating walking dressing room and ensuite shower room. The property is situated on a popular modern edge of town development which is also within close proximity to Keele University.

Accommodation: –

Entrance hall with staircase and access to the principal lounge which has a window to the front, electric fire with modern surround and hard flooring continuing through the majority of the ground floor. An archway leads through to the dining room with double patio doors opening onto the rear garden. A door leads to a stylish well equipped modern breakfast kitchen fitted with work surfaces incorporating sink and black gloss base and wall units. There is a full range of integrated appliances comprising fan assisted electric double oven/grill, gas hob, dishwasher and fridge freezer. Additionally, there is an under stairs store cupboard and a window overlooks the rear garden. Off the kitchen is a separate utility with rear access door and window and a further door leads to a cloaks/WC.





First floor accommodation provides four good size family bedrooms with two having an outlook to the front and two with a view over the rear garden which have freestanding wardrobes that will remain in the sale. A spacious family bathroom services these bedrooms which is majority tiled and fitted with a three piece suite to include a bath with a mains thermostatic shower.

The top floor comprises of a full master bedroom suite with twin skylight windows and further fitted bedroom furnishings comprising drawer units, dressing table and bedside cabinets. A walk-through dressing room with further skylight window leads to a four piece ensuite bathroom to include a bath and separate enclosed shower cubicle with mains thermostatic shower.

The property enjoys an open outlook onto a playing field to the front and has an impact concrete driveway providing parking for several vehicles. To the rear is an enclosed garden laid to lawn with pave patio and sun terrace. There is an external water and power point.

Tenure - leasehold with 138 years remaining.

Current ground rent £550.26p per annum.

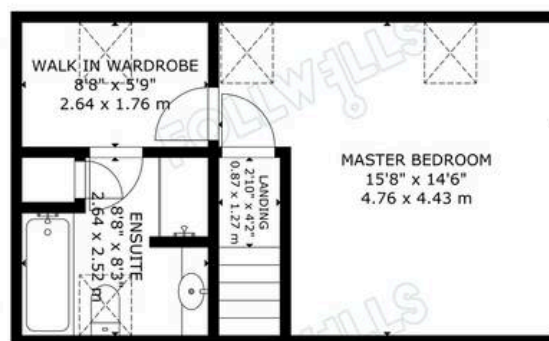
Agents Note: Prospective viewers should be aware that this estate is adjacent to Whalley's Quarry.

Council Tax band: E

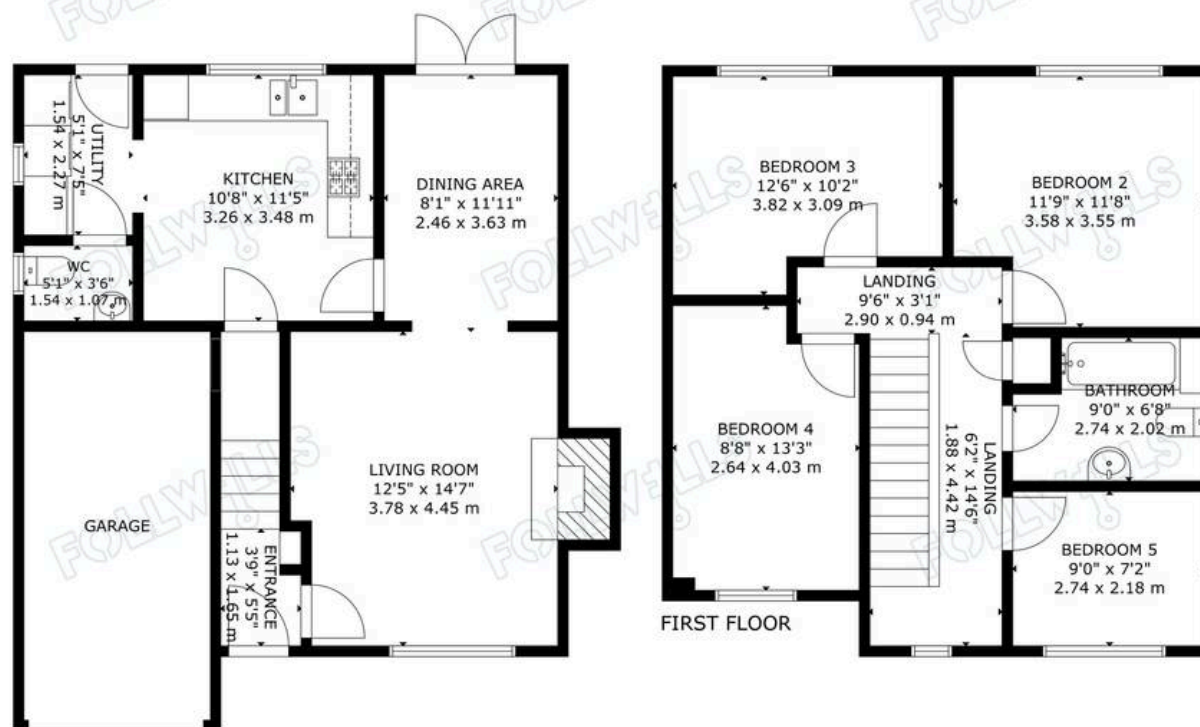
Tenure: Leasehold

EPC Energy Efficiency Rating: C





SECOND FLOOR



FIRST FLOOR

GROUND FLOOR

FOLLWELLS

GROSS INTERNAL AREA
TOTAL: 140 m²/1,510 sq ft
GROUND FLOOR: 48 m²/519 sq ft, FIRST FLOOR: 59 m²/631 sq ft,
SECOND FLOOR: 33 m²/360 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

360
PICTURE UK