



FOLLOW  **LLS**

163 Dartmouth Avenue, Newcastle - ST5 3NR
£270,000

- Generous Three Bedroom Semi Detached House
- Extended Rear Living Room and Kitchen
- Good Size Rear Garden Plot
- Sought After And Convenient Location
- Pleasant Elevated Open Outlook To Front

A well proportioned three bedroom semi detached property, situated with a much sought after and convenient location for town including easy access to the Royal Stoke University Hospital. Standing on a generous plot with a pleasant elevated open outlook to the front and a good length family rear garden of approximately 80ft (24m). It also benefits from having a rear extended living room and kitchen creating even more useful family space.

Accommodation details: –

Enclosed glazed entrance porch with further glazed inner doors opening to a spacious reception hallway with turn staircase and tiled under stairs cloaks/WC with storage units. Glazed panel doors open to rooms to include a large extended through lounge/diner which has dual access, creating the possibility of conversion back to two separate reception rooms if required.

There are large bay windows to front and rear aspect with a rear fitted window seat and gas fire with polished Adam style surround and marble hearth. A large galley kitchen having also benefited from a rear extension is fitted with a modern range of base/wall and tall units to include integrated fridge freezer, electric oven/grill and gas hob with extractor. There is also plumbing for washing facilities and bifold doors open onto the rear.

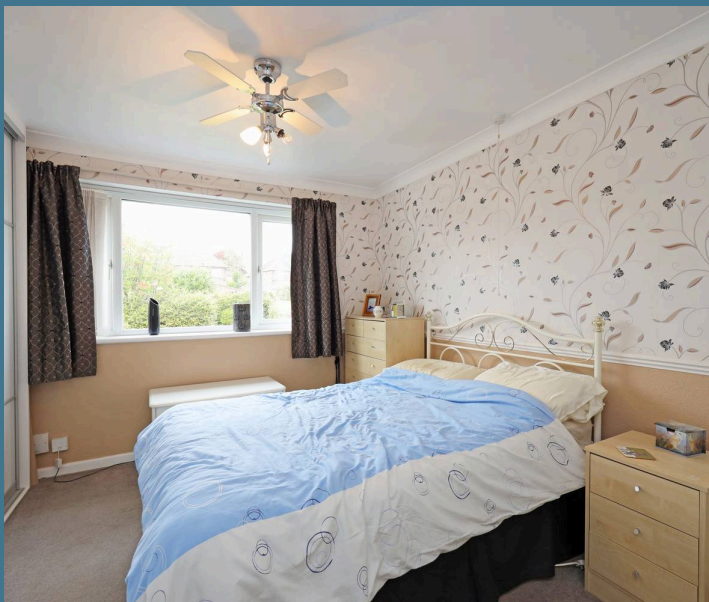




On the first floor there is a spacious landing with window to side aspect and access to three generous bedrooms. The two main bedrooms benefit from fitted/built-in wardrobe units and all bedrooms enjoy elevated views to the front or over the rear garden. There is also a large family bathroom fitted with a four piece suite with medicine cupboards, comprising; bath, separate shower cubicle with main shower, vanity wash basin and enclosed WC.

Externally, there is ample parking and an attached garage housing the central heating boiler and having up and over door to front and personal door access to the rear. Behind the garage is a side patio area demonstrating good width to the side boundary with potential for further side extension possibility (STPC).

The rear garden measures approximately 80ft (24m) in length, ideal for any size of family with lawn and assorted shrub borders/screening and a timber framed garden shed.

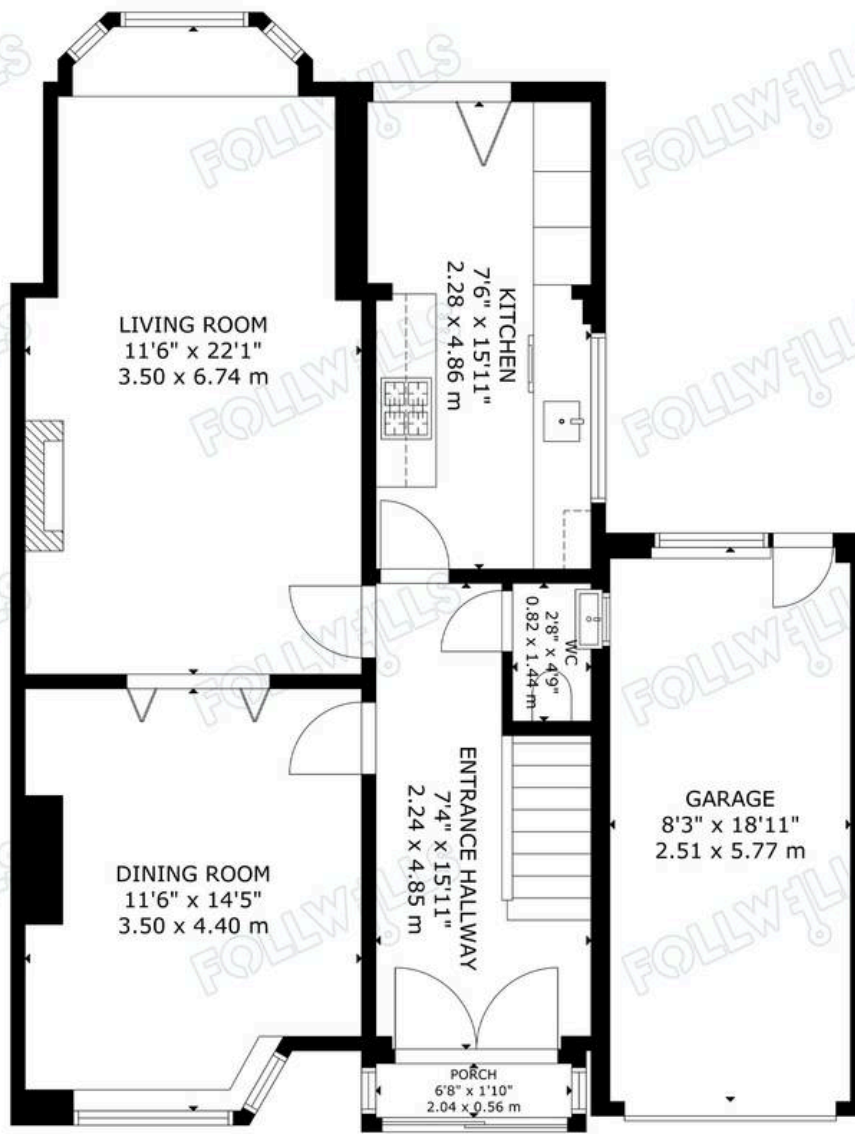


PLEASE NOTE: The outline on the aerial image is for indicative purposes only and should not be used as legal representation of the property boundary.

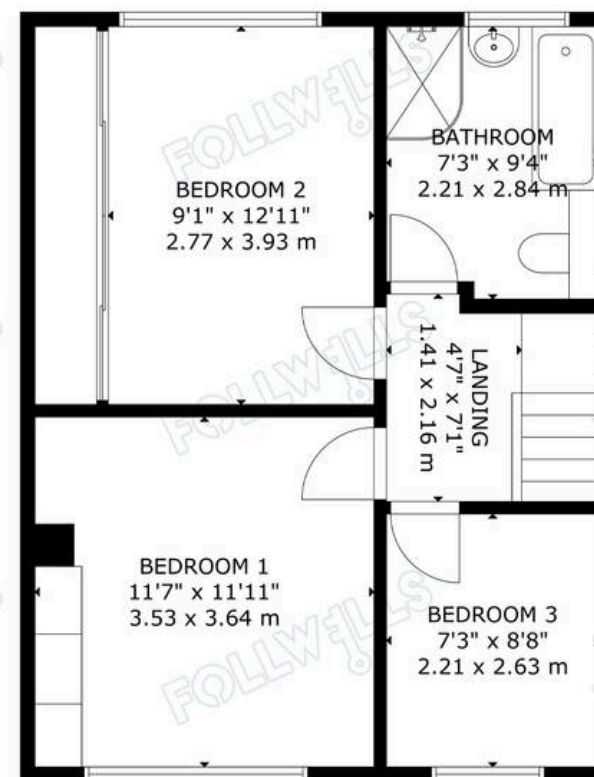
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



GROUND FLOOR



FIRST FLOOR