



FOLLOW  **LLS**

6 Brookside Close, Newcastle - ST5 2HX

In Excess of £265,000

- Semi Detached Dormer Bungalow
- Well Maintained and Presented Throughout
- Large and Enclosed Rear Garden
- Quiet Cul-De-Sac Position
- Off-Road Parking and Garage
- Convenient Suburban Location
- No Upward Chain

A very well presented, semi-detached dormer bungalow enjoying a quiet cul-de-sac position in a most convenient and well regarded suburban location.

The property has been well maintained by the current owners and the accommodation briefly comprises; reception hall with useful built-in storage cupboards, modern fitted kitchen with breakfast bar, space and connection for cooker, fridge freezer and washing machine. The spacious sitting room has a coal effect gas fire along with a window looking out to the front elevation. A large double bedroom overlooks the rear garden and is served by a fully fitted shower room. Bedroom two/dining room has double doors leading out to a conservatory as well as a staircase leading up to a loft conversion. The excellent loft conversion has been used by the current and previous owners as a double bedroom with walk-in wardrobes and ensuite WC and wash basin.





Agents note; we are advised by the vendors that the loft conversion was carried out many years prior to their ownership and they are currently unable to obtain any paperwork relating to the works completed.

The property is approached over a tarmac driveway providing off-road parking. The driveway leads down the side of the house to a detached single garage with up and over door and access door to the side. The large rear garden extends over 25 metres from the rear of the bungalow and is laid to lawn with paved seating areas and mature shrub borders.

Brookside Close is conveniently located on the outskirts of Newcastle under Lyme. This quiet cul-de-sac is just a short walk from the Westlands Sports Ground and The Three Parks as well as being less than a mile from Newcastle town Centre which provides comprehensive amenities.

The property is offered for sale with no upward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



