



**9 GRANVILLE AVENUE, NEWCASTLE, STAFFORDSHIRE, ST5  
1JH  
£425,000**

A truly unique and bespoke find, a wonderful three bedroom detached residence in a fabulous and highly sought after location. Superbly presented throughout with spacious proportions and stunning private gardens externally, with the added benefit of driveway parking and a double garage.

The home opens with a spacious entrance hall with large coat cupboard and under-stairs storage, a spacious dual aspect lounge with feature fire and French Doors onto the patio, a large dining room with traditional bay window and a high specification kitchen with glossy wall and base units. Separate Utility Area/Cupboard and downstairs WC.

Upstairs, there are three good sized bedrooms, with the principal room being dual aspect and hosting a very useful shower cubicle. The two further bedrooms are spacious, with the secondary room benefitting from a feature bay window and a large set of fitted wardrobes. The property is serviced by a luxury specification four piece family bathroom with rainfall shower head and separate freestanding bath.

Externally, the property is fronted by hedged boundaries creating a serene and private front with a gated pathway leading towards the front door, covered by a beautiful archway storm porch. Pathway access is found at both sides of the home, leading round to the rear garden.

The garden is laid to patio immediately behind the home, with a substantial decked area over the double garage providing the perfect elevated position for outdoor entertainment and relaxation. The garden also hosts a lawned area with hedged and fenced boundaries. Tarmac driveway parking can be found at the rearmost aspect suitable for a couple of cars, in addition to a large double garage also suitable for vehicle parking and ample storage.

This gorgeous characterful home is an absolute must see!

Fully gas central heated via a combination boiler.

**NO ONWARD CHAIN!**

Council Borough: Newcastle-Under-Lyme  
Council Tax Band: D  
Tenure: Freehold



**Entrance Hallway**  
13'8" x 7'4"

**Living Room**  
14'11" x 12'11"

**Dining Room**  
13'1" x 11'4"

**Kitchen**  
10'10" x 9'8"

**Utility Room**  
6'6" x 2'11"

**Downstairs WC**  
4'3" x 3'4"

**Landing**  
13'11" x 8'2"

**Bedroom One**  
15'0" x 12'11"

**Bedroom Two**  
11'4" x 10'11"

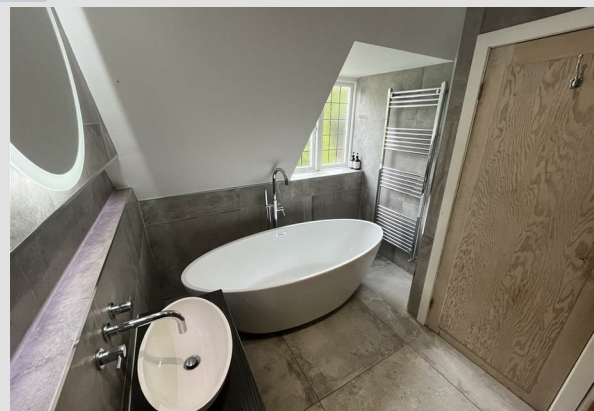
**Bedroom Three**  
10'11" x 9'8"

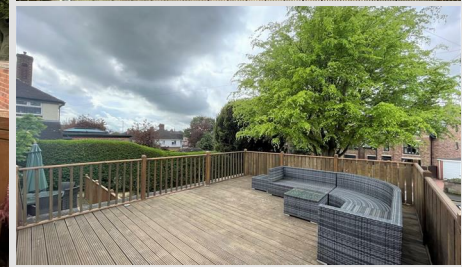
**Bathroom**  
9'8" x 7'8"



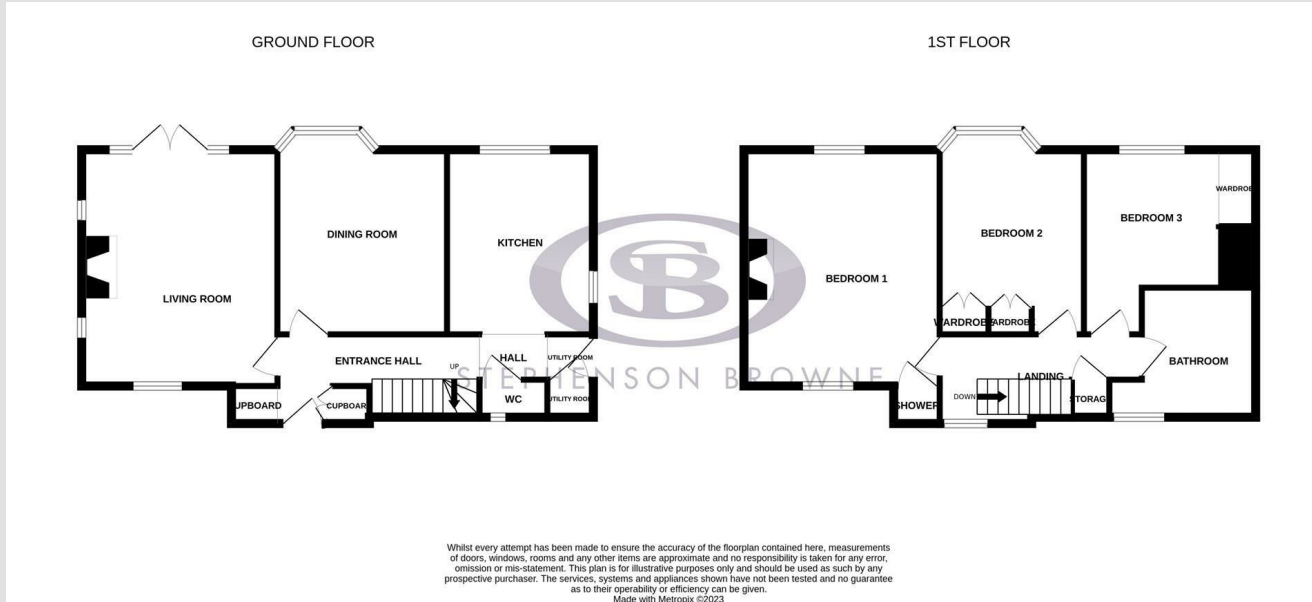
- Unique Detached Home
- Highly Sought After Location
- Stunning Presentation Throughout
- Two Spacious Reception Rooms
- Three Good Sized Bedrooms
- High Specification Modern Kitchen
- Separate Utility Room/Cupboard and Downstairs WC
- Luxury Four Piece Bathroom Suite
- Fully Private and Enclosed Gardens
- Detached Double Garage and Driveway Parking







## Floor Plan



## Area Map



| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|-------------------------|--|---|
|   | Current                 | Potential                                      |   |
| Very energy efficient - lower running costs |                         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |                         |  | (92 plus) <b>A</b>  |
| (81-91) <b>B</b>                            |                         |  | (81-91) <b>B</b>  |
| (69-80) <b>C</b>                            |                         |  | (69-80) <b>C</b>  |
| (55-68) <b>D</b>                            |                         |  | (55-68) <b>D</b>  |
| (39-54) <b>E</b>                            |                         |  | (39-54) <b>E</b>  |
| (21-38) <b>F</b>                            |                         |  | (21-38) <b>F</b>  |
| (1-20) <b>G</b>                             |                         |  | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | <b>64</b>                                      | <b>England &amp; Wales</b>                                      |
|   |                         | <b>80</b>                                      | EU Directive 2002/91/EC   |

## Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment for this property or require further information.

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