



Apedale Road
Wood Lane



£375,000

56 Merrial Street
Newcastle under Lyme
ST5 2AW
01782 625734



80 Apedale Road Wood Lane ST7 8PH

A unique, extensively proportioned detached family residence, positioned on an enormous plot with beautiful views across protected green countryside and tree rich scenery to the rear aspect, all nestled within the superb semi-rural locality of Wood Lane.

Downstairs, the property hosts three well sized reception rooms, an open plan kitchen diner with a modern fitted kitchen, in addition to a separate utility space that leads onto a useful downstairs shower room. Upstairs the property hosts five double bedrooms and a family bathroom.

Externally, the property is situated in a very popular and highly sought after location, with a substantial plot to the rear that lends itself beautifully to garden and entertaining spaces, in addition to other potential uses subject to any relevant planning.

The rear gardens and land can also be accessed via a side aspect driveway which can be utilised as additional off road driveway parking for multiple vehicles.

The residence also benefits from a substantial double length garage to the side, great for storage and providing further off road parking potential.

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

£375,000



Porch	9'3" x 4'5" (2.83 x 1.36)
Hallway	17'9" x 6'2" (5.43 x 1.89)
Living Room	20'0" x 15'0" (6.11 x 4.59)
Dining Room	12'0" x 9'3" (3.67 x 2.84)
Kitchen	12'0" x 9'3" (3.67 x 2.84)
Office / Rear Reception Room	14'1" x 13'0" (4.31 x 3.98)
Music Room / Front Reception Room	13'0" x 12'11" (3.98 x 3.95)
Utility Room	10'5" x 10'2" (3.18 x 3.11)
Downstairs Shower Room	6'10" x 5'7" (2.09 x 1.71)
Landing	12'9" x 11'9" (3.89 x 3.59)
Bedroom One	13'11" x 13'1" (4.26 x 4.00)
Bedroom Two	15'0" x 12'7" (4.58 x 3.86)
Bedroom Three	13'1" x 13'1" (4.00 x 4.00)
Bedroom Four	12'0" x 11'4" (3.68 x 3.46)
Bedroom Five	11'9" x 11'4" (3.59 x 3.47)
Bathroom	8'6" x 6'8" (2.61 x 2.04)
Basement	14'2" x 13'2" (4.32 x 4.03)
Garage	27'7" x 9'6" (8.41 x 2.91)





GROSS INTERNAL AREA
 TOTAL: 2,468 sq ft
 BASEMENT: 225 sq ft, FLOOR 2: 1,179 sq ft
 FLOOR 3: 1,064 sq ft
 EXCLUDED AREA: GARAGE: 263 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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NOT TO SCALE These floor plans are given as a guide only. Full completed measurements and details should be verified by any intending purchasers legal representative.

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