



8 Welland Grove

ST5 4EP

O.I.R.O £229,950



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STEPHENSON BROWNE

A generously proportioned detached family home, tucked away in a quiet cul-de-sac, in need of modernisation and offering a fantastic opportunity for a new buyer to put their own unique stamp on a place to settle.

The property opens via a side entrance providing open access to the kitchen diner, doors to the living room and WC, and stairs to the first floor. Large front aspect living room, separate downstairs WC and very spacious open plan kitchen diner occupying the rear of the home, further to two large storage cupboards; under the stairs and landing. Upstairs, there are three generously sized bedrooms with the two bedrooms on the rear both hosting integrated cupboard spaces. Three piece upstairs family bathroom with airing cupboard.

To the exterior, the home is fronted by an established front garden and tandem driveway parking to the side aspect with car port, providing off road parking for several vehicles, further to a detached single garage. Private enclosed rear garden, laid to a low maintenance mix of lawn and patio paving with fully enclosed borders and gated side access.

No Onwards Chain.

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



Entrance Hallway

5'6" x 5'3"

Living Room

15'8" x 10'10"

Kitchen Diner

15'8" max x 15'1" max

Downstairs WC

4'7" x 3'11"

Landing

9'10" x 6'4"

Bedroom One

15'8" x 10'10"

Bedroom Two

9'2" x 8'5"

Bedroom Three

9'4" x 7'1"

Bathroom

6'3" x 5'6"

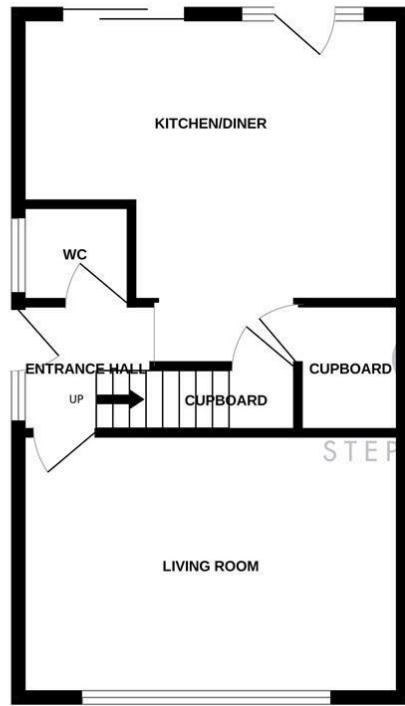


- Detached Family Home
- Three Generous Bedrooms
- Open Plan Kitchen Diner
- Large Front Aspect Lounge
- Practical Downstairs WC
- Upstairs Three Piece Bathroom
- Driveway Parking and Detached Garage
- Enclosed Rear Garden
- Quiet Cul-De-Sac Location
- No Onwards Chain

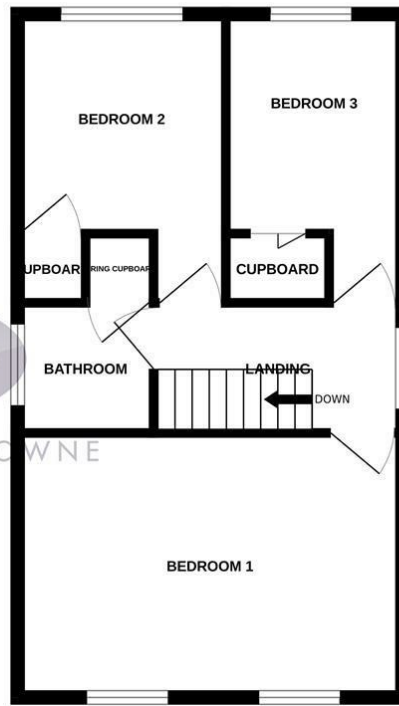


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | 84 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Viewing

Please contact our Newcastle-Under-Lyme Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

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