



**30 EMERY AVENUE, WESTLANDS, NEWCASTLE,
STAFFORDSHIRE, ST5 2JF**
OFFERS OVER £270,000



STEPHENSON BROWNE

Well presented, extended traditional three bedroom semi-detached residence, located in the highly regarded and sought after suburban Westlands locality.

Opening from a storm porch into a wide entrance hallway, with doors to all of the principal rooms and stairs to the first floor with large storage cupboard opposite. Bay fronted reception room to the front most aspect, with double doors leading through to a pleasant living room with log burning fire and French doors to the garden. Substantial open plan breakfast dining kitchen with sitting area that makes excellent usage of the extended space on offer, complete with a range of wall and base units in the kitchen, further to an under-stairs storage/pantry area and a separate, dual aspect utility room at the side, with downstairs WC.

To the upstairs, there are three bedrooms with two of which being doubles, further to a well sized single room at the front aspect. The principal bedroom also benefits from a large fitted cupboard space with sliding doors. Three piece modern fitted family bathroom with shower over the bath.

Fronted by a block paved driveway providing off road parking for several cars, walled boundary to the pathway. To the rear of the home, there is a wonderful long rear garden, laid mostly to lawn with a patio immediately beyond the French doors. Plethora of mature shrubbery, fully fenced boundaries, very private position with trees and hedges to the rear.

Excellent family home.

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



Entrance Hallway
11'7" x 7'3"

Reception Room
11'3" into bay x 11'0"

Living Room
14'4" x 11'0"

Kitchen Area
14'10" x 7'1"

Dining Area
16'6" x 9'5"

Utility Room
20'4" x 6'9"

Downstairs WC
5'6" x 2'9"

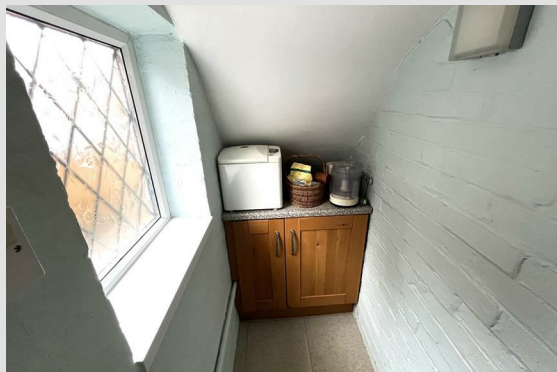
Landing
7'3" x 6'7"

Bedroom One
13'5" x 11'0"

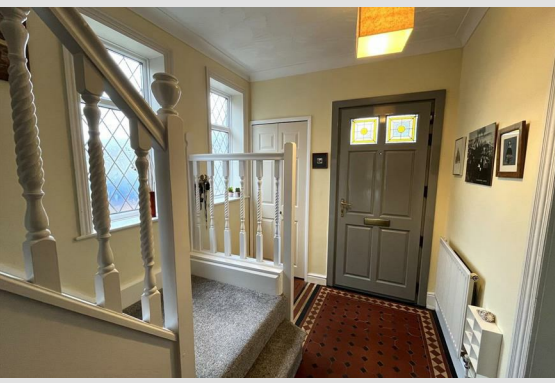
Bedroom Two
11'1" x 11'0"

Bedroom Three
9'2" x 7'3"

Bathroom
8'1" x 7'1"



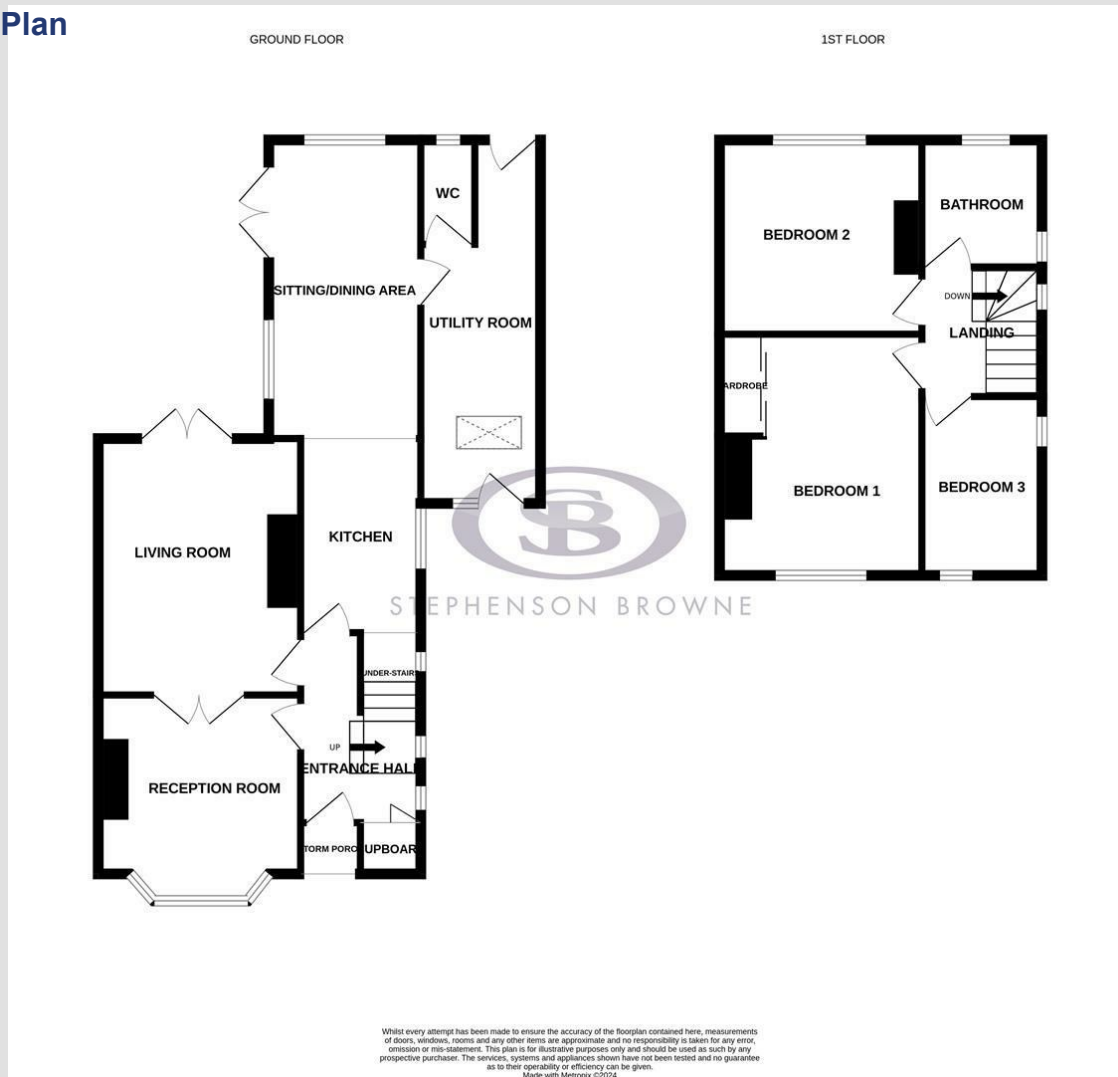
- Traditional Semi-Detached Home
- Two Reception Rooms
- Three Bedrooms
- Three Piece Upstairs Bathroom
- Spacious Open Plan Kitchen Diner
- Utility Room and Downstairs WC
- Off Road Driveway Parking
- Generous Private Rear Garden
- Sought After Westlands Location
- Very Well Presented Throughout







Floor Plan



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		

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

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