



5 Emery Avenue

ST5 2JG

Offers Over £250,000



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STEPHENSON BROWNE

Nestled in the heart of the highly regarded Westlands area of Newcastle, this charming semi-detached house on Emery Avenue offers a traditional three-bedroom home that exudes warmth and character.

As you step into the property, you are greeted by an inviting entrance hall leading to a cosy bay fronted lounge featuring a delightful log burning fire. Further to the lounge, the ground floor accommodation also comprises of a kitchen/dining area offering ample space complete with a range of fitted wall and base units with work surfaces over, a handy downstairs w.c and a conservatory to the rear aspect, offering the perfect space to sit and relax whilst looking out onto the stunning garden area!

To the upstairs, there are three bedrooms with two of which being doubles, further to a single room at the front aspect with well configured overhead fitted storage cupboards.

The principal bedroom also benefits from fitted wardrobes.

All bedrooms are serviced by a modern fitted three piece family bathroom suite with shower over the bath.

One of the many highlights of this property is the beautiful, large rear garden, laid mostly to lawn with a patio area immediately beyond the conservatory French doors.

With a plethora of mature shrubbery, fully fenced boundaries, this garden enjoys a very private position with trees and hedges to the rear.

Additionally, the property also benefits from off-road parking with driveway, workshop/storage is an actual size of a garage and summerhouse.

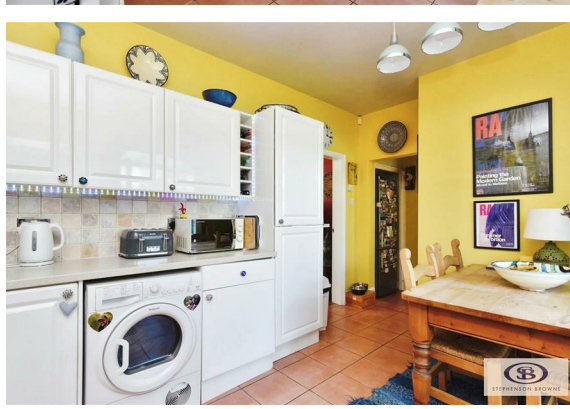
A truly beautiful family home and absolute must see!

Call Stephenson Browne to arrange a viewing appointment.

Council Borough: Newcastle-Under-Lyme

Council Tax Band: C

Tenure: Freehold



Ground Floor

Hallway

Lounge

14'8" x 13'8"

Kitchen/Dining Room

12'11" x 10'4"

Downstairs WC

Conservatory

10'0" x 9'11"

First Floor

Landing

Bedroom One

11'5" x 10'10"

Bedroom Two

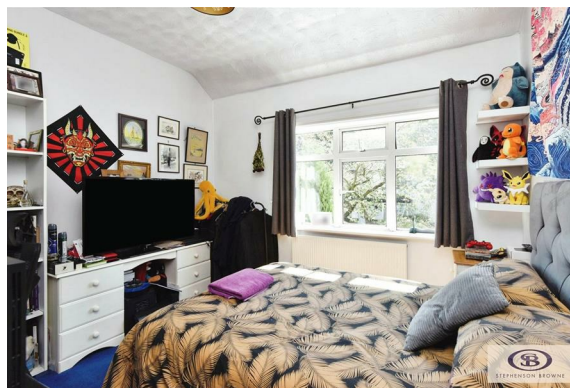
10'4" x 9'3"

Bedroom Three

7'0" x 6'11"

Workshop/Storage

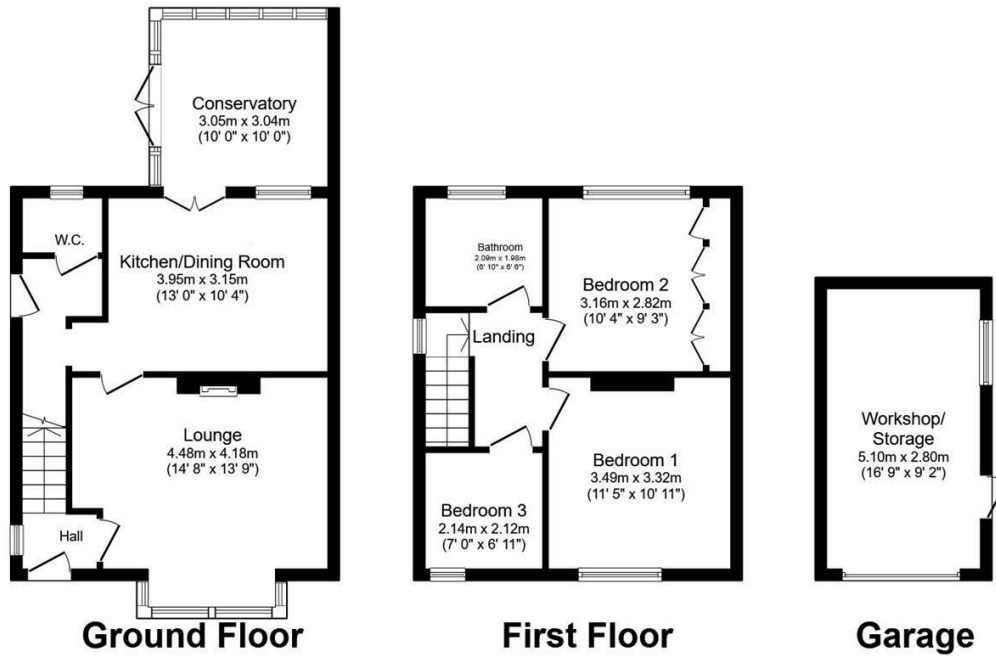
16'8" x 9'2"



- Traditional Semi Detached House
- Three Bedrooms
- Spacious Open Plan Kitchen Diner
- Downstairs WC
- Conservatory
- Off Road Driveway Parking
- Generous Private Rear Garden
- Sought After Westlands Location
- Very Well Presented Throughout
- Viewing Recommended



Floor Plan

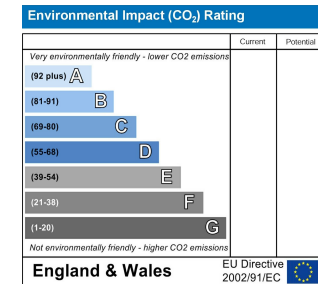
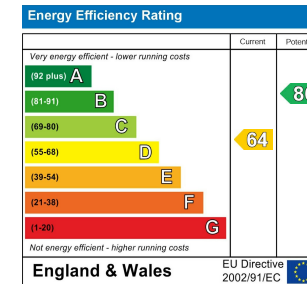
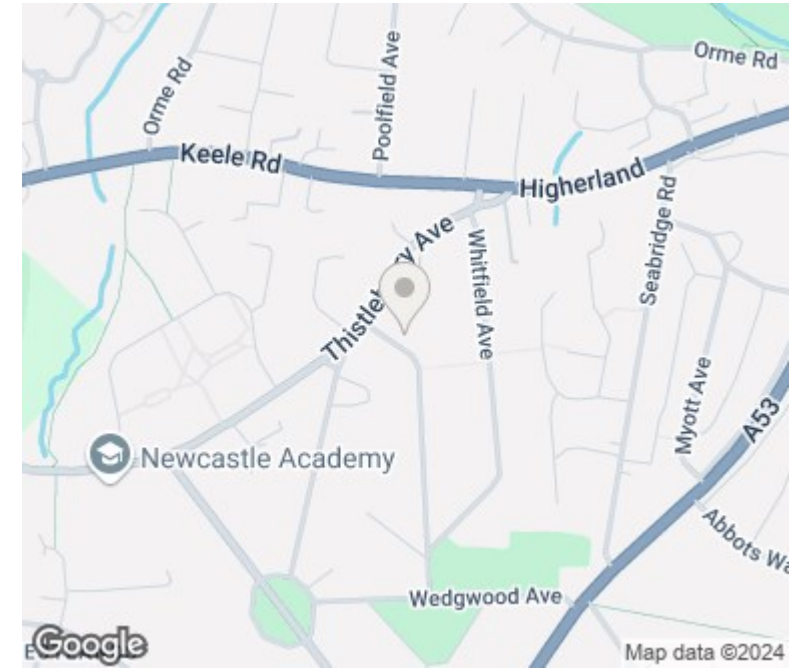


Floor area 49.0 sq.m. (527 sq.ft.) approx Floor area 37.5 sq.m. (404 sq.ft.) approx Floor area 14.3 sq.m. (154 sq.ft.) approx

Total floor area 100.8 sq.m. (1,085 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Area Map



Viewing

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

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