



**30 EMERY AVENUE, WESTLANDS, NEWCASTLE,  
STAFFORDSHIRE, ST5 2JF**  
**GUIDE PRICE £270,000**

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"

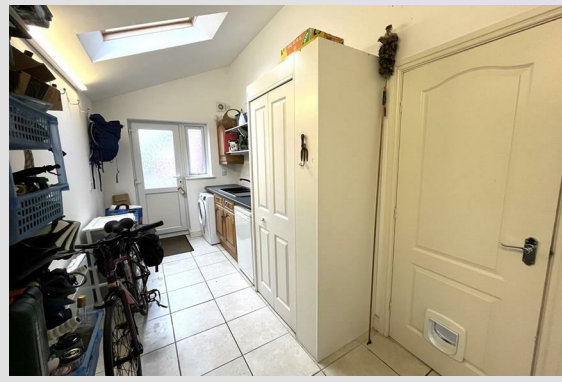
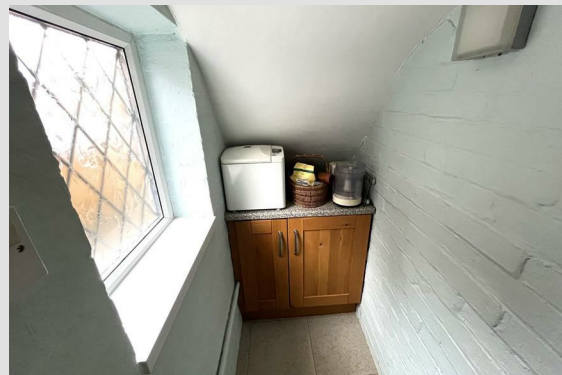
**Landing**  
7'3" x 6'7"

**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"



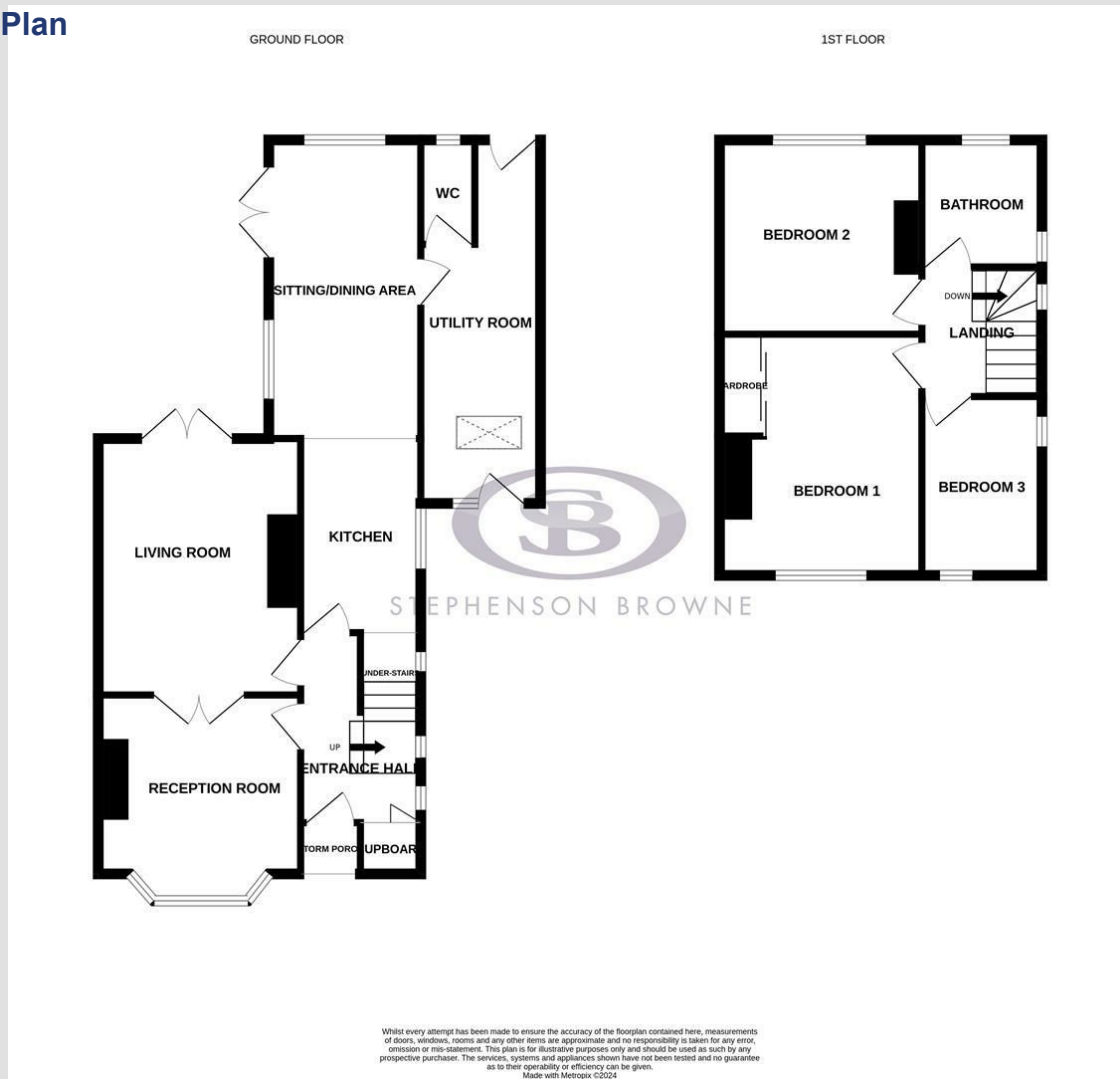
- Traditional Semi-Detached Home
- Two Reception Rooms
- Three Bedrooms
- Three Piece Upstairs Bathroom
- Spacious Open Plan Kitchen Diner
- Utility Room and Downstairs WC
- Off Road Driveway Parking
- Generous Private Rear Garden
- Sought After Westlands Location
- Very Well Presented Throughout



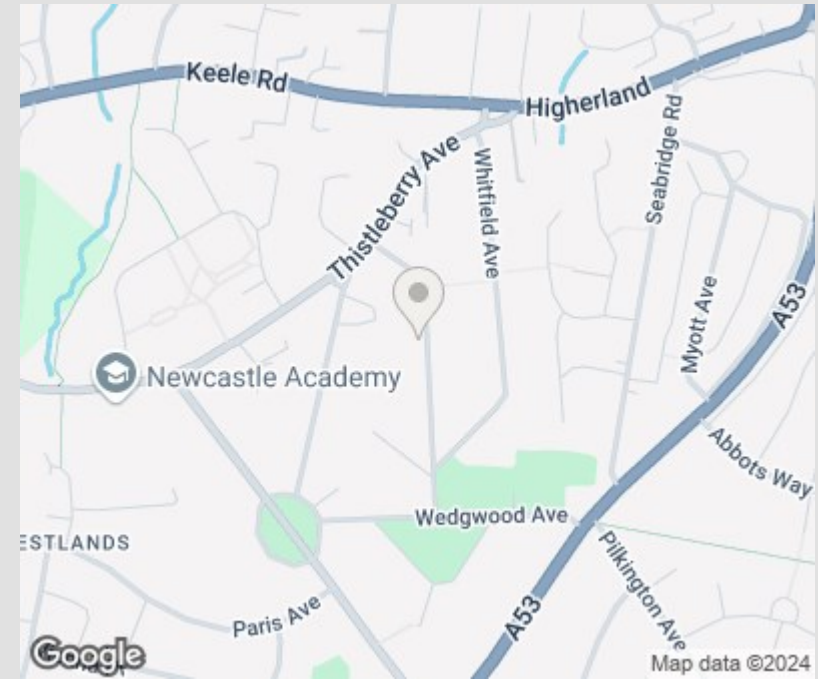




## Floor Plan



## Area Map



## Viewing

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

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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

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

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