



**18 PRIORY ROAD, WESTLANDS, NEWCASTLE,
STAFFORDSHIRE, ST5 2EW**

£435,000

Occupying a generous plot from a gorgeous elevated position, this stunning 1930s bespoke detached residence is tucked away on a beautiful tree lined road that is among the most highly sought after in the Westlands.

The home opens from a separate entrance porch and central hallway, hosting exquisite original features such as the stained glass windows and front door. Access to all of the principal rooms from the hallway to include a spacious bay fronted lounge with window shutters, large breakfast kitchen with leaded French doors opening out to the patio, separate dining room and store cupboard, further to a separate utility room and a downstairs WC accessed from a separate rear lobby. Large under-stairs cupboard also off the main hallway.

To the upstairs, a central landing provides access to all of the bedrooms, main bathroom and loft hatch while enjoying sight of a spectacular front aspect stained glass window sealed with double glazing. All of the bedrooms are of excellent proportions with the principal bedroom on the front elevation hosting a large bay window and tree lined views. The secondary bedroom is also dual aspect and hosts a useful modern three piece en-suite shower room. The main bathroom is both contemporary and luxurious with a high quality three piece suite and separate airing cupboard. Converted loft space providing a useful extra indoor space, with light, power and a skylight window, further to additional storage space. Walking distance of the town..

Externally, the home is fronted by a high quality cobbled driveway providing extensive off road parking for multiple vehicles, walled boundary to the front with fenced sides and gated access into the rear garden, detached single garage with electrically operated door. Fully enclosed private rear garden, beautifully landscaped with lawn, a sizeable patio area and pathways leading down the garden, plethora of mature shrubbery and plant life al within enclosed boundaries.



Porch

6'5" x 3'10"

Entrance Hallway

10'1" x 6'9"

Under-Stairs Cupboard

6'4" x 5'1"

Dining Room

12'1" x 11'8" into bay

Store

6'5" x 2'6"

Rear Lobby

6'1" x 3'6"

Utility Room

6'3" x 3'6"

Downstairs WC

7'9" x 2'7"

Kitchen

15'6" x 12'2"

Living Room

16'4" into bay x 11'9"

Landing

8'11" x 6'9"

Bedroom One

16'4" into bay x 11'9"

Bedroom Two

15'6" x 12'1"

Bedroom Two En-Suite

7'6" x 2'1"

Bedroom Three

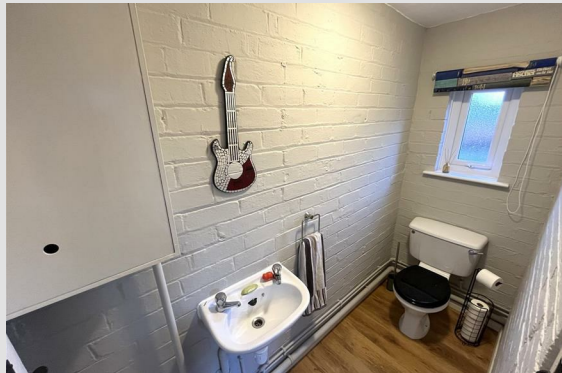
10'3" x 8'8"

Bathroom

11'7" x 6'4"

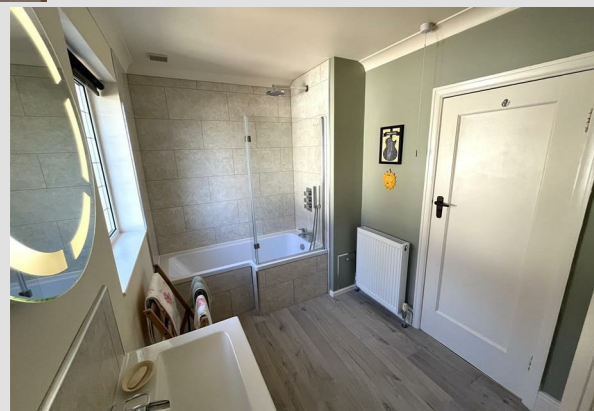
Loft Room

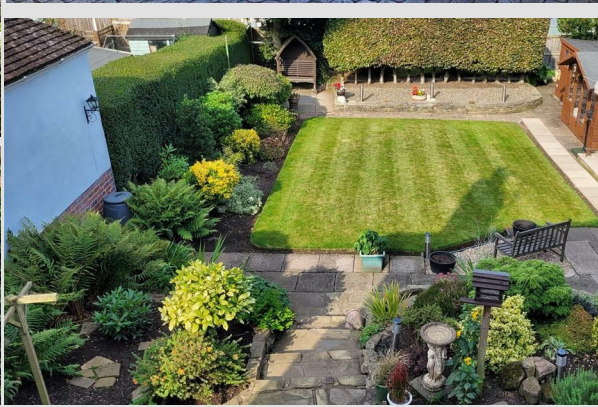
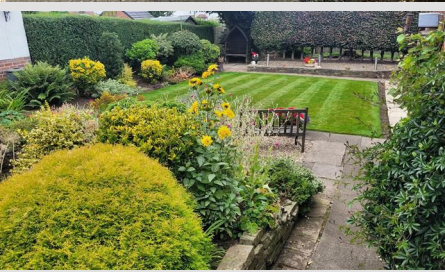
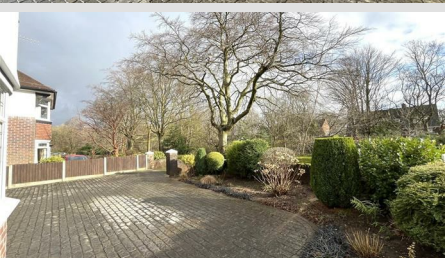
10'5" x 9'2"



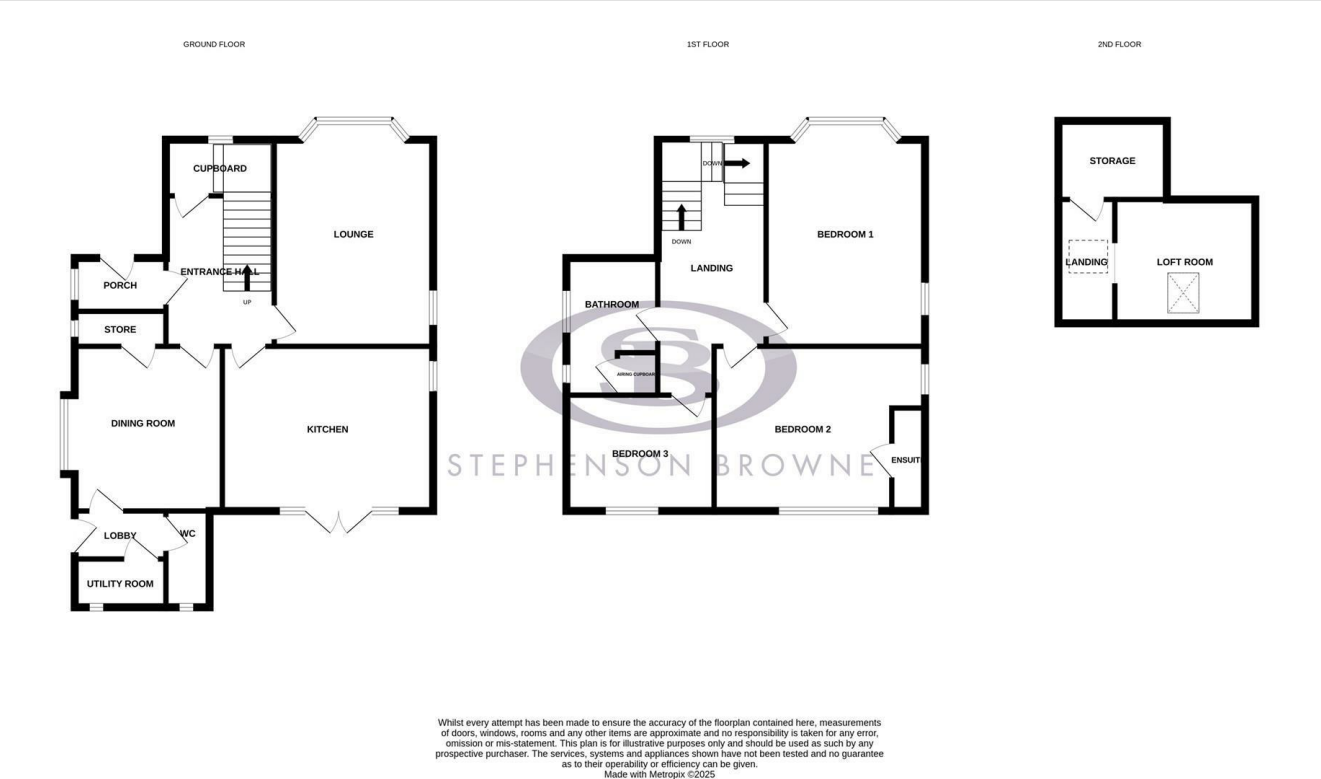
- 1930s Bespoke Westlands Detached Residence
- Immaculate Presentation Throughout
- Generously Proportioned - Two Reception Rooms & Three Bedrooms
- Large Plot with Beautifully Landscaped Rear Garden
- Bay Fronted Lounge and Dining Room
- Downstairs WC and Separate Utility Room
- Large Kitchen with Leaded French Doors to Garden
- Converted Loft Room Space with Skylight
- Extensive Driveway Parking with Detached Single Garage
- Highly Sought After Elevated Westlands Road with Gorgeous Tree Lined Frontage



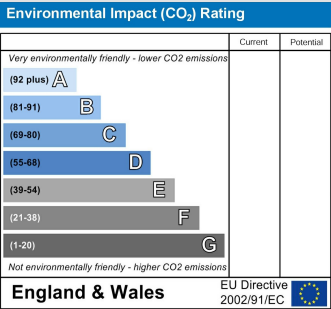
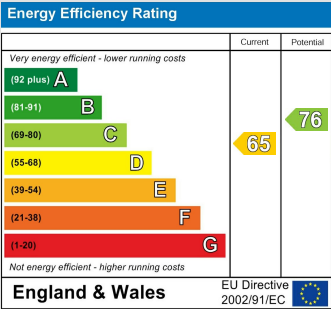
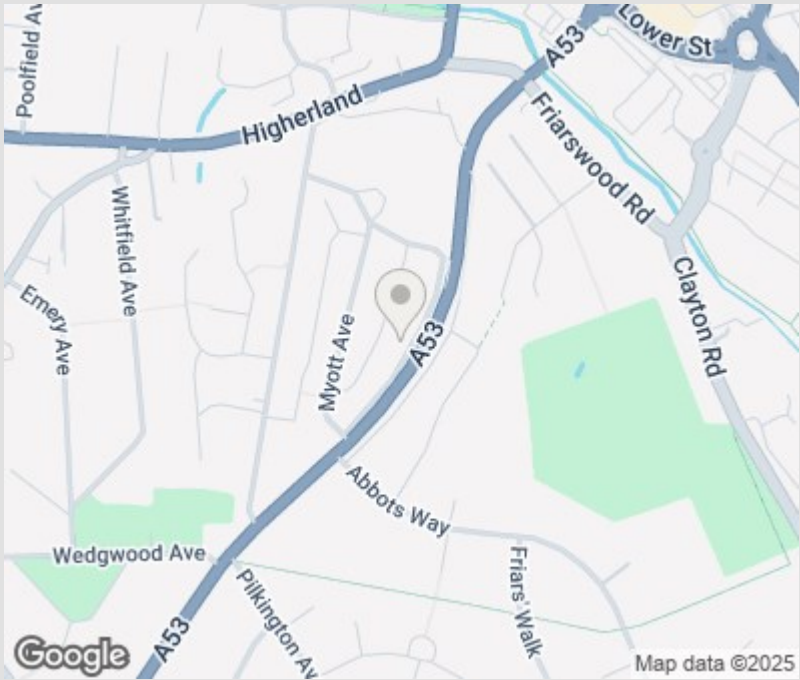




Floor Plan



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.

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