



2 Sparch Avenue

ST5 9JW

£248,500



4



1



2



D



STEPHENSON BROWNE

A very well presented extended semi-detached home in the highly sought after locality of May Bank, Newcastle-Under-Lyme. The property boasts a perfect blend of comfort and style and offers well configured accommodation, making it the perfect family home.

As you step into the hallway, you are greeted by the warm ambiance of oak flooring and a convenient understairs cupboard. The bay fronted dining room has a feature fireplace whilst the spacious, second reception room features a log burning stove and French doors to the rear aspect leading to the garden and creating an abundance of natural light.

The modern fitted kitchen offers a range of high specification fitted wall and base units and integrated appliances including a cooker and dishwasher.

To the first floor there are four very well sized bedrooms and a modern three piece family bathroom suite.

Externally the property benefits from off road driveway parking and a single integrated garage. The spacious and enclosed rear garden offers a decked seating area with a separate lawn and mature shrubbery.

Don't miss this fantastic opportunity to make this fabulous house your home - book a viewing with Stephenson Browne today!

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



Ground Floor

Entrance Hallway

Dining Room

10'9" x 10'8"

Living Room

16'0" x 10'8"

Kitchen

11'8" x 10'0"

Downstairs WC with Storage

First Floor

Landing

Bedroom One

11'10" x 10'8"

Bedroom Two

10'9" x 10'8"

Bedroom Three

12'10" x 7'10"

Bedroom Four

9'11" x 6'6"

Garage

17'7" 7'11"

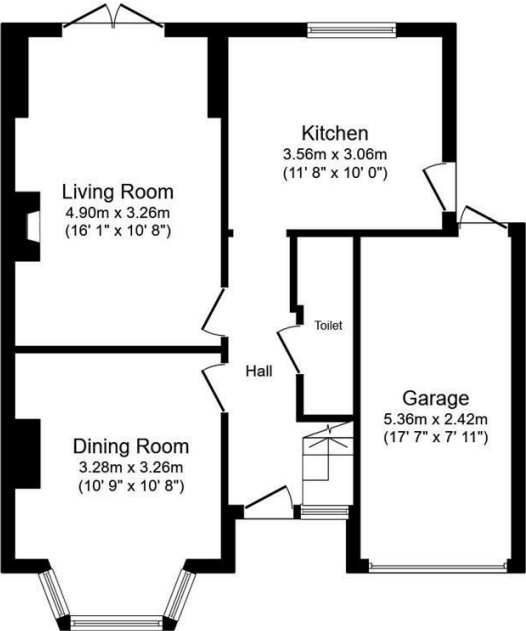


- Well Presented Semi Detached House
- Four Spacious Bedrooms
- Two Reception Rooms
- Log Burner/Stove
- Extended Modern Fitted Kitchen
- Downstairs WC with Storage Space
- Driveway Parking and Garage
- Large Rear Garden
- Highly Sought After Location
- Close to Schools/Local Amenities



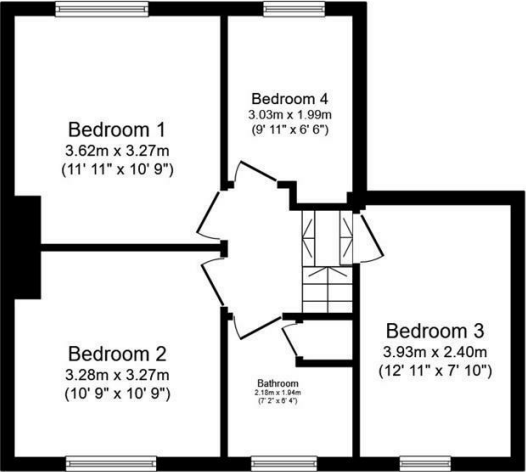
Floor Plan

Area Map



Ground Floor

Floor area 61.3 m² (660 sq.ft.) approx

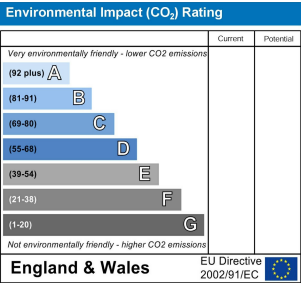
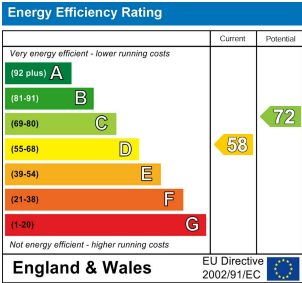
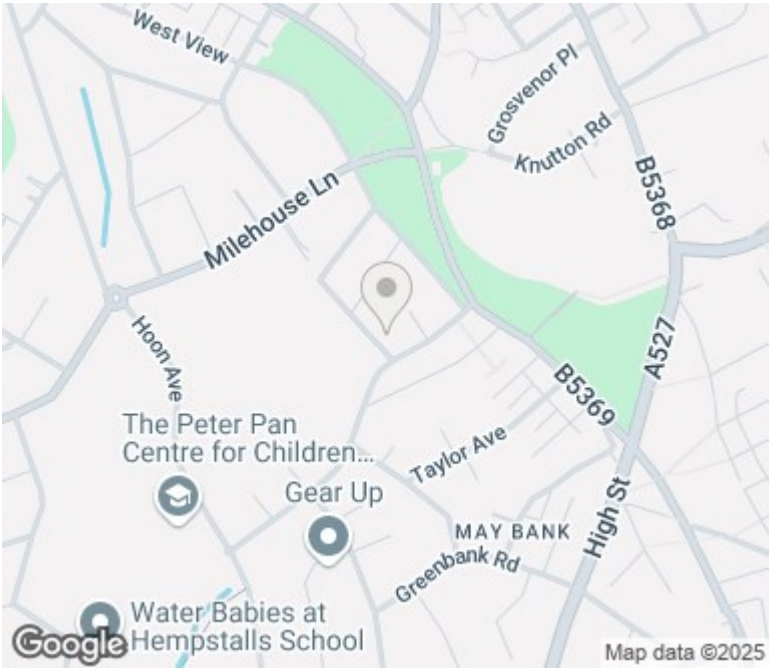


First Floor

Floor area 47.5 m² (511 sq.ft.) approx

Total floor area 108.8 m² (1,171 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



Viewing

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

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 be 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