



14 Roe Lane

ST5 3PJ

Guide Price £290,000



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STEPHENSON BROWNE

Situated in the highly desirable Westlands area of Newcastle, this three-bedroom detached dormer bungalow on Roe Lane is a property that merits your consideration. Upon arrival, you are greeted by a quaint porch that leads into a spacious hallway, immediately showcasing the generous proportions of this home.

The ground floor features a well-appointed bedroom, ideal for guests or as a master suite, ensuring comfort and convenience. Ascending to the upper level, you will find two additional bedrooms, thoughtfully designed to provide a sense of privacy. The layout of the home is both practical and inviting, with a dining room located at the rear, seamlessly connecting to a conservatory. This space is flooded with natural light and offers a view of the large garden, making it perfect for relaxation or entertaining.

Convenience is a hallmark of this property, with a bathroom situated on the ground floor that also accommodates the boiler room, providing extra storage options. The kitchen is of a generous size and conveniently leads to the garage, which includes an additional W.C., enhancing the functionality of the home.

As you ascend the stairs, you will discover a built-in storage cupboard, ideal for coats and shoes, ensuring that the living areas remain tidy and organized. The two upstairs bedrooms are well-proportioned, with Bedroom 3 offering access to the loft, presenting further storage potential. Bedroom 2 also benefits from loft access through the adjoining storage room.

While this property does require some work, it presents an excellent opportunity for those looking to personalize their living space. With its ample potential and prime location, this bungalow is a brilliant project for anyone eager to add their own touch.

Get in Touch with Stephenson Browne to book in a viewing for this property.

Tenure- Freehold
Council- Newcastle-Under-Lyme
Council Tax Band- D



Ground Floor

Bedroom One

11'6" x 11'10"

Dining Room

11'6" x 13'1"

Bathroom

5'5" x 8'10"

Kitchen

14'10" x 9'8"

Living Room

11'6" x 17'3"

Conservatory

Storage Cupboard

3'7" x 1'10"

W.C.

2'3" x 5'9"

Garage

8'1" x 16'1"

First Floor

Bedroom Two

13'10" x 10'1"

Bedroom Three

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



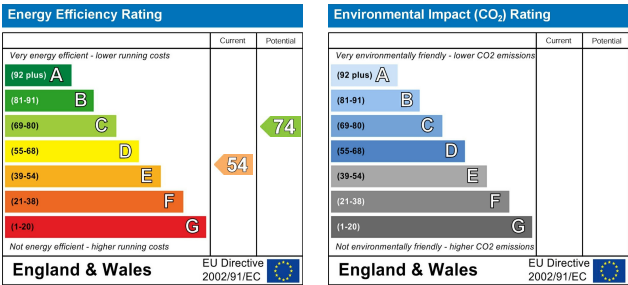
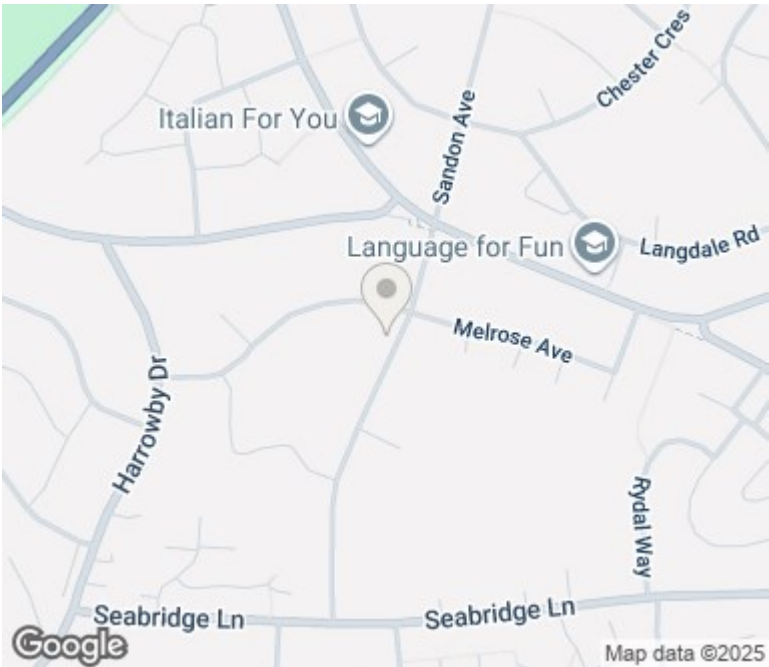
- Dorma-Bungalow situated in the Westland's
- Spacious Driveway with added Garage
- Three Receptions Rooms
- Three Sizeable Bedrooms
- Conservatory attached to the Dining Room
- Downstairs bathroom and a second W.C. Downstairs
- Large Back Garden With Paved and Grass Areas
- Highly Sought After Location
- Welcoming Front Porch and Entrance Hall
- Vast Potential. Red Ash Report available.





Floor Plan

Area Map



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Newcastle-Under-Lyme Office on 01782 625734 if you would like to arrange a viewing appointment or require any further information.

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