



**37 Checkley Road**

ST5 7TN

**Asking Price £290,000**



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This detached four-bedroom family home with a driveway providing parking for up to three cars, a garage, and a layout that's both spacious and practical.

While the property needs updating and some work, it already offers an excellent foundation for comfortable living. The ground floor begins with a large entrance hall, complete with a cloakroom/storage room, WC, and internal access to the garage.

To the rear sits a well-sized kitchen with French doors leading out to the enclosed garden, alongside a generous living room with a feature fireplace as its focal point and at the front of the property is a separate dining room perfect for family meals or entertaining.

Upstairs, bedroom one includes a handy airing cupboard, while bedroom two not only benefits from its own en-suite but also features a useful wardrobe area. Two further good-sized bedrooms, a family bathroom, and a boiler room providing extra storage complete the accommodation.

Outside, the rear garden is safe and private, while to the front the driveway provides ample parking. The property's standout feature is its enviable position beside a walkway that leads directly to open fields, perfect for dog walking, family strolls, or simply enjoying the outdoors.

With schools, shops, and excellent transport links nearby, this detached home offers space, convenience, and charm, ready to be shaped into a wonderful long-term family residence.

Council Borough: Newcastle-under-Lyme

Council Tax Band: C

Tenure: Freehold



## Ground Floor

### Hallway

6'10" x 17'5"

### Dining Room

8'4" x 10'10"

### Living Room

13'1" x 11'10"

### W.C.

3'1" x 5'8"

### Kitchen

9'2" x 13'1"

### Storage Room

4'1" x 4'0"

### Garage

8'1" x 13'7"

## First Floor

### Bedroom One/Study

6'6" x 8'11"

### Bedroom Two (Master Bedroom)

12'2" x 11'8"

### Ensuite

4'10" x 6'7"

### Bedroom Three

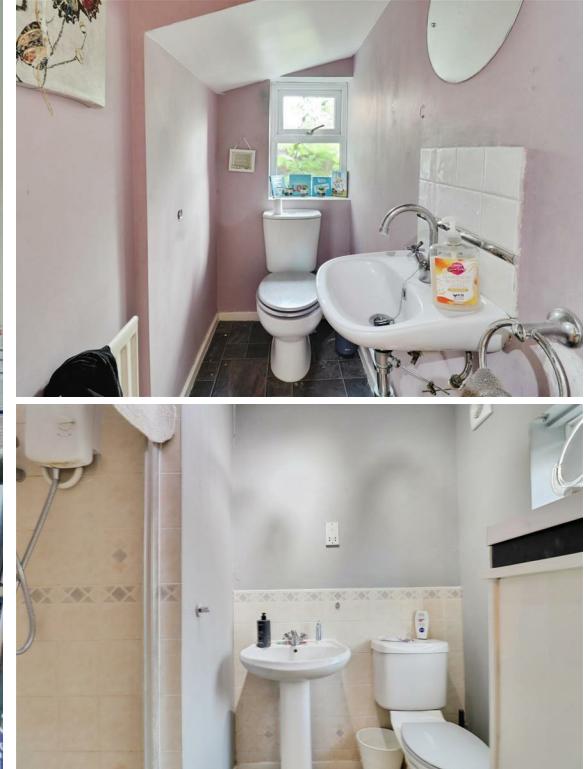
9'8" x 10'5"

### Bedroom Four

10'8" x 9'8"

### Family Bathroom

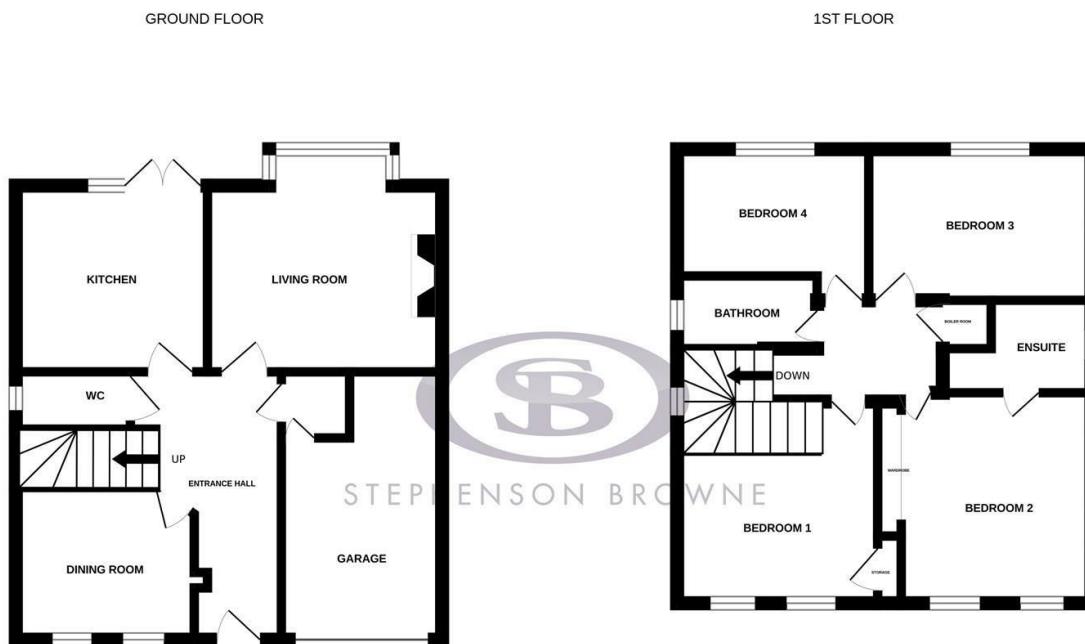
7'7" x 5'1"



- Spacious detached family home with generous living space
- Four well-proportioned bedrooms, one featuring an en-suite
- Two bright reception rooms ideal for family gatherings
- Modern kitchen with contemporary fittings
- Private rear garden for outdoor entertaining
- Integral garage and driveway providing secure parking
- Downstairs W.C. and separate cloakroom
- Needs updating but offers excellent potential
- Great family home with close proximity to schools, shops, and transport links



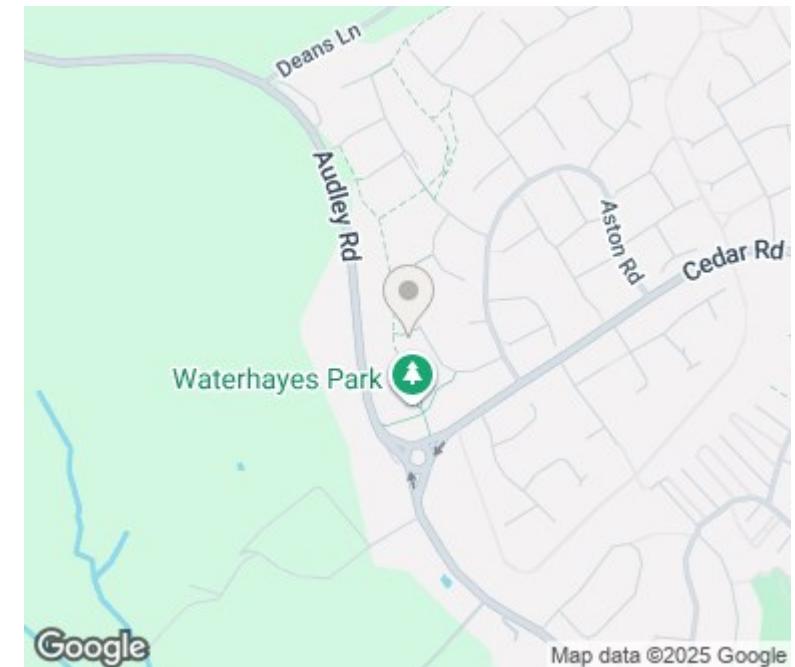
## Floor Plan



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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Area Map



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

## 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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