

# Is this the one?



**£214,950**

**Sparch Avenue  
Newcastle ST5  
9JW**



- Traditional Bay Fronted Semi-Detached Property
- Open Plan Modern Fitted Kitchen/Diner
- Downstairs WC
- Three Bedrooms
- Modern Family Bathroom
- Upvc Double Glazing & Combi-Boiler

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# It's all in the detail.

Heywoods are delighted to welcome to the sales market this traditional semi detached property located in the convenient and popular residential location of May Bank, within close proximity of local schools, amenities and with commuting links to A34 & A500. Extended to the rear this family home is beautifully presented and offers spacious well planned accommodation comprising; entrance hall, bay fronted lounge, open plan modern fitted kitchen/diner with bi-fold doors to the rear, downstairs WC, to the first floor there is a family bathroom and three bedrooms. Externally there is a private enclosed rear garden with summerhouse, lawn, raised decked area, gated access to the front where there is a driveway providing off road parking. Viewing is highly recommended!

**ENTRANCE HALL** With laminate floor covering, alarm panel, smoke alarm, front door with original decorative glass panels

**BAY FRONTED LOUNGE** 16' 4" x 10' 5" (5m x 3.2m) (measurement into bay)  
With Upvc double glazed bay window with original decorative top panels, laminate floor covering, TV aerial point

**DOWNSTAIRS WC** 5' 6" x 2' 3" (1.7m x 0.7m) With Upvc double glazed frosted window to the side, WC, wash hand basin

**MODERN FITTED KITCHEN/DINER** 17' 8" x 17' 4" (5.4m x 5.3m)  
With a range of high gloss base and wall units, integrated dishwasher, integrated fridge/freezer, space and plumbing for washer machine, space for range cooker, extractor fan, one and half sink with mixer tap, splashbacks, centre island with storage, tiled floor covering, recessed LED spotlights, 4 x feature windows, modern radiator, Upvc double glazed bi-folding doors providing access to the garden

**LANDING** With Upvc double glazed frosted window to the side, loft access

**FAMILY BATHROOM** 11' 9" x 8' 6" (3.6m x 2.6m) With three piece suite and shower over bath, towel radiator, Upvc double glazed frosted window to the rear, tiled floor covering

**BEDROOM** 10' 5" x 10' 5" (3.2m x 3.2m) With Upvc double glazed window to the front

**BEDROOM** 6' 10" x 6' 2" (2.1m x 1.9m) With Upvc double glazed window to the front

**BEDROOM** 11' 9" x 8' 6" (3.6m x 2.6m) With built in wardrobes with sliding doors, Upvc double glazed window to the rear

**EXTERNALLY** Private enclosed rear garden with decked area leading to lawn, summerhouse, gated access to the front where there is a driveway providing off road parking



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yourself  
here?



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DISCLAIMER: All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.