

24 Berne Avenue, Westlands  
Newcastle-under-Lyme, ST5 2QJ



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Asking Price: £495,000 (offers in excess of)







We are delighted to introduce to market this substantial four bedroom detached family home with driveway parking, double garage and extensive garden occupying an enviable position within this much sought after residential location.

The Westlands is situated only short distance from Newcastle town centre, Royal Stoke Hospital and Newcastle Golf Club and the property is conveniently located for a variety of nearby amenities and all major commuter links.

The property boasts generously proportioned living space comprising of entrance hall, lounge with feature fireplace/ gas stove and dual aspect windows, dining room, kitchen/ diner with patio doors to garden, recently fitted kitchen, Aga range cooker and access to integral garage, study and cloakroom.

The first floor offers large landing leading to principal bedroom with fitted wardrobe and three further double bedrooms, family bathroom, separate WC and washroom. The property benefits from gas central heating throughout.

Externally: approached by a dual access driveway sweeping around to a double garage with electric roller shutter door and gated side access leading to rear garden with large patio area and extensive lawns bordered by mature trees and shrub beds.

Tenure: Freehold



Accommodation Briefly Comprising of:

Entrance Hall: Wooden exterior door & glass side panel, entrance to staircase, interior doors leading to lounge, kitchen, study & cloakroom, radiator.

Lounge: 23'9" x 14'1" max (7.24m x 4.29m) wooden single glazed windows to front & rear elevation, uPVC double glazed windows to side elevation, feature fireplace & gas stove, double internal doors leading to dining room, radiators.

Dining Room: 13'5" x 10'8" max (4.10m x 3.26m) exterior wooden door & single glazed windows leading to rear garden, internal door to kitchen, radiator.

Kitchen/ Diner: 21'8" x 10'8" max (6.60m x 3.26m reducing) uPVC double glazed window and exterior patio doors to rear elevation, a range of matching wall and base cupboards, ceramic basin & chrome mixer tap, freestanding gas Aga range cooker, integrated dishwasher, Worcester system boiler, integral door leading to garage, uPVC exterior door to side elevation.

Study: 9'0" x 8'11" max (2.74m x 2.72m) wooden single glazed window to front elevation, radiator.

Cloakroom: wooden single glazed window to front elevation, wash hand basin & chrome taps, low level flush toilet.

First Floor Landing: internal doors leading to bedrooms, bathroom, separate WC & washroom. ceiling fitted loft access, radiator.

Bedroom One: 17'4" x 14'1" max (5.28m x 4.30m) uPVC double glazed windows to rear elevation, fitted wardrobes & cupboards, radiator.

Bedroom Two: 14'9" x 14'1" max (4.50m x 4.30m) wooden single glazed window to rear elevation, built-in wardrobes, radiator.

Bedroom Three: 10'10" x 9'5" max (3.29m x 2.88m) uPVC double glazed window to front elevation, radiator.

Bedroom Four: 10'10" x 8'10" max (3.29m x 2.70m) uPVC double glazed window to front elevation, built-in wardrobe, radiator.

Bathroom: 9'1" x 5'5" max (2.77m x 1.65m) wooden single glazed window to rear elevation, suite comprising of pedestal sink & chrome taps, bath & chrome taps, shower cubicle & wall mounted chrome fittings, radiator.

Separate WC: wooden single glazed window to rear elevation, low-level flush toilet, radiator.

Washroom: wooden single glazed window to rear elevation, pedestal sink & chrome taps.

Garage: 20'4" x 16'7" max (6.21m x 5.05m) electric roller shutter door, plumbing point.

COUNCIL TAX BAND F

Note: Services, appliances and heating system have not been tested by the agent, and all measurements are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

