



260 Dimsdale Parade West, Newcastle under Lyme, Staffordshire,

Offers Over £340,000

- Detached property
- Private driveway & integral double garage with electric doors
- Combi boiler fitted July 2025 with 5 year warranty
- Three double bedrooms
- Easy access, usable loft space above the garage with potential for a further bedroom subject to planning approval
- Solar panels with Feed-In tariff
- Ground floor shower room & first floor bathroom
- Separate utility room and work room
- Views to the rear over The Dingle

260 Dimsdale Parade West, Newcastle under Lyme ST5 8HP

Whittaker & Biggs are delighted to bring to the market this delightful detached house, offering a perfect blend of comfort and convenience. Spanning an impressive 1,281 square feet, the property boasts three spacious double bedrooms, making it an ideal home for families or those seeking extra space.

The ground floor features a well-appointed shower room, adding to the practicality of the layout. The property also benefits from a private driveway, offering ample parking for up to five vehicles, a rare find in residential properties.

One of the standout features of this home is the usable loft space above the garage, providing additional storage or potential for further development, subject to planning permissions. The solar panels installed on the property not only contribute to energy efficiency but also come with a Feed-In tariff, offering potential financial benefits.



Council Tax Band: D



Ground Floor

Porch

11'7" x 2'7"

UPVC solid door to the frontage, UPVC double glazed window to the frontage, tiled floor.

Hallway

9'11" x 9'10"

Wood glazed door to the frontage, wood glazed window to the frontage, stairs to the first floor, radiator. Understairs storage cupboard with cold shelf, safe and security alarm keypad.

Sitting Room

13'0" x 11'3"

UPVC double glazed bay window to the rear, electric fire, marble hearth and surround, wood mantel, radiator.

Dining Room

11'9" x 9'10"

UPVC double glazed bay window to the frontage, radiator.

Kitchen

11'3" x 9'10"

UPVC double glazed window to the rear, units to the base and eye level, Ariston four ring gas hob, Hotpoint electric fan assisted oven and grill, composite sink and a half with drainer, chrome mixer tap, integral under counter fridge, breakfast bar, radiator.

Rear Hall

11'6" x 2'11"

Pedestrian fire door to the garage, access to the work room, shower room and utility.

Work Room

12'11" x 7'1"

Single glazed window to the side aspect, work bench, metal bench vice, radiator, electrical point.

Shower Room

10'0" x 4'1"

UPVC double glazed window to the side aspect, walk in shower enclosure, chrome fittings, rainfall shower head, vanity wash hand basin, chrome mixer tap, low level WC, radiator, inset ceiling spotlights.

Utility

11'10" x 4'10"

UPVC double glazed window to the rear, stainless steel sink and double drainer, chrome taps, space for an undercounter freezer, space and plumbing for a washing machine, radiator.

Integral Double Garage

21'2" x 16'7"

Two electric roller doors, power and light, loft hatch.

First Floor

Landing

13'2" x 2'11"

Loft hatch, radiator.

Bathroom

9'11" x 6'9"

UPVC double glazed window to the frontage, double ended roll top claw foot bath, brass telephone style mixer tap with hand held shower attachment, separate

shower enclosure, brass fittings, marble topped wash stand sink unit, brass mixer tap, low level WC, shaver point, airing cupboard housing the combi boiler, radiator, spotlights.

Bedroom One

11'5" x 13'3"

UPVC double glazed window to the rear, fitted wardrobes, fitted dressing table, fitted bedside tables, hairdryer socket, radiator.

Bedroom Two

11'10" x 9'11"

UPVC double glazed bay window to the frontage, radiator.

Bedroom Three

11'3" x 10'0"

UPVC double glazed window to the rear, radiator, door to the garage loft space.

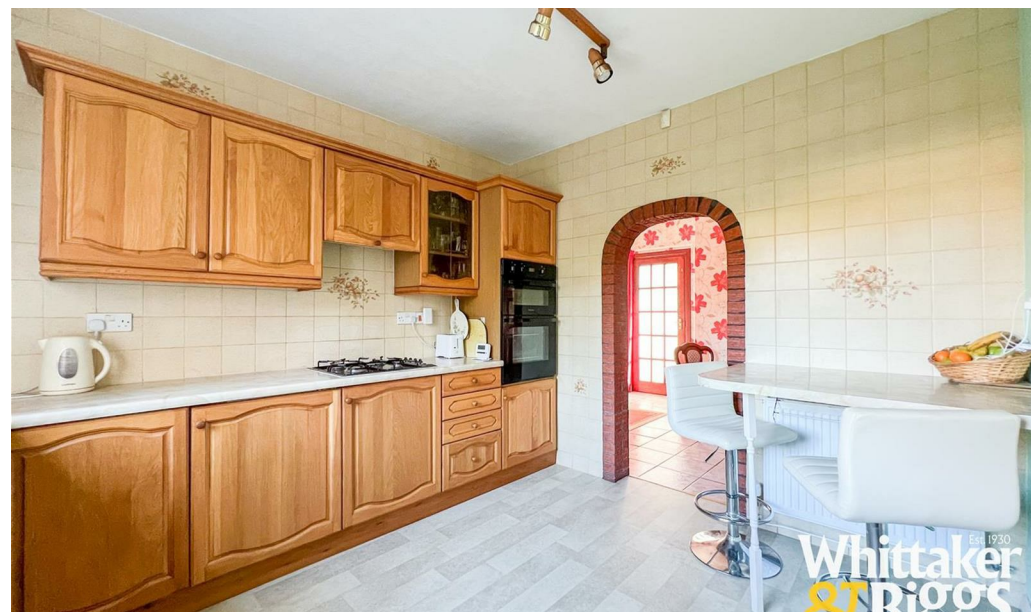
Garage Loft Space

Boarded, lighting, alarmed.

Externally

To the frontage, block paved driveway suitable for three cars, area laid to lawn, hedge and fence boundary, wrought iron gates, security lighting.

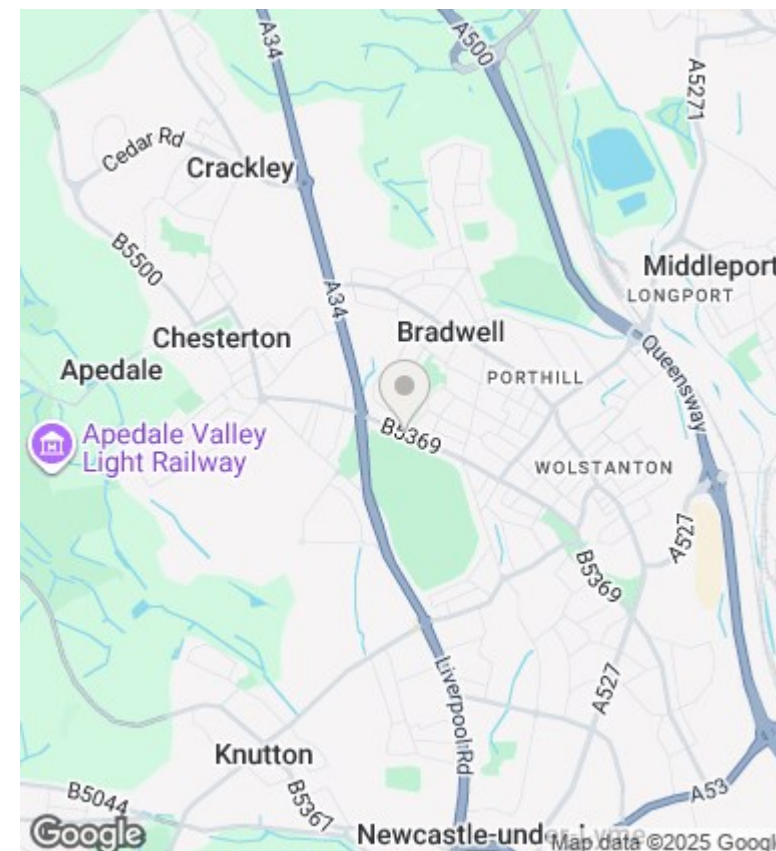
To the rear, paved patio, area laid to lawn, well stocked borders, fence boundary, vegetable patch, herb garden, security lighting, views of The Dingle beyond.







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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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(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		