



3

Bedrooms



1

Bathroom



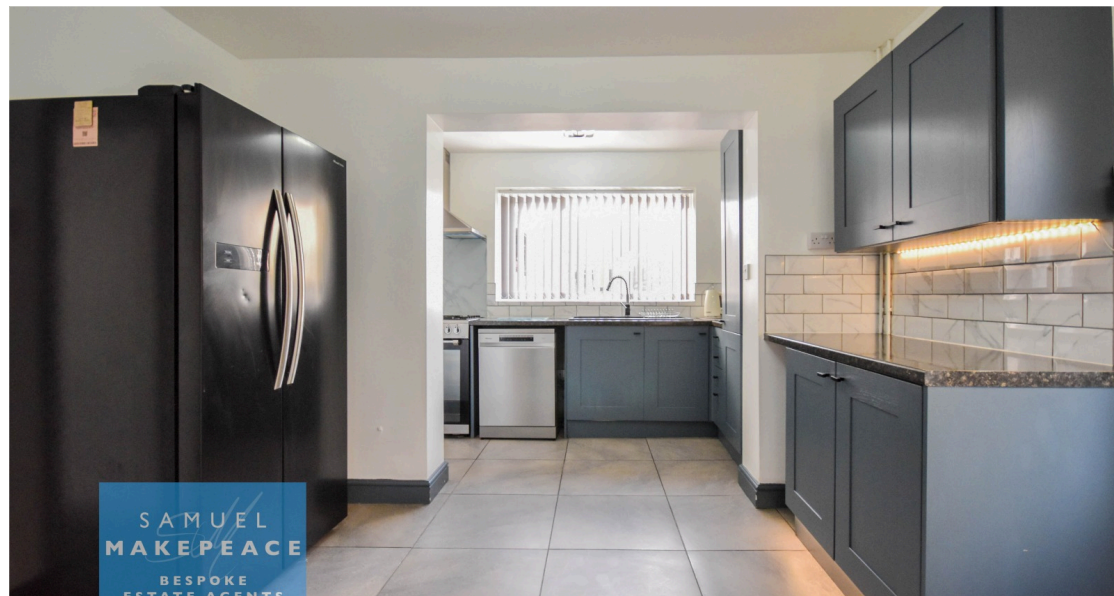
1

Reception

SAMUEL
MAKEPEACE
BESPOKE
ESTATE AGENTS



- **HIGHLY SOUGHT AFTER AREA OF THE WESTLANDS**
- **CLOSE TO FANTASTIC SCHOOLS & SHOPS**
- **NEAR TO WOLSTANTON GOLF COURSE**
- **BRIGHT & OPEN PLAN LOUNGE DINER with PATIO DOORS**
- **WELL KEPT FITTED KITCHEN with LARGE COOKER**
- **SEPERATE LAUNDRY ROOM PERFCTET FOR APPLIANCES**
- **THREE LARGE DOUBLE BEDROOMS**
- **MAIN BEDROOM with BALCONY**
- **ENCLOSED LOVELY REAR GARDEN**
- **EXTENSIVE DRIVEWAY FOR MULTIPLE CARS**



LIKE SHOOTING STAR IN THE SKY, THIS PROPERTY WILL TAKE YOU TO ANOTHER WORLD! We present to you Gallowstree Lane in Seabridge, Newcastle Under Lyme. A home that commands it's spot on the lane, which has a lovely open view out of the front aspect. Inside, and once through the entrance porch, you come to a HUGE LOUNGE with an OPEN PLAN DINING ROOM to the rear. All sitting in front of patio doors to the garden. The CHIC MODERN KITCHEN is not only ample sized, but it also has LED down lights, and is that perfect place to cook up a storm. The open plan utility is just off, and is yet again a great size, helping you to hide those noisier appliances. Here you will also discover two large storage cupboards. To the front is the STUDY that could be used for an array of things....you decide. The first floor is home to THREE DOUBLE BEDROOMS and a FAMILY BATHROOM supporting. The perfect set up for any growing family. Oh, and did we mention that the main bedroom enjoys it's very own BALCONY?! Externally, this abode enjoys a BIG DRIVEWAY with access to the side, which brings you the patio garden with SPACIOUS LAWN. REACH FOR THE SKIES and Contact Samuel Makepeace Bespoke Estate Agents today!

ROOM DETAILS

Entrance Hall - Two double glazed windows and door, laminate flooring.

Open Plan Lounge - Double glazed window, laminate flooring and radiator.

Open Plan Diner - Double glazed patio doors and laminate flooring.

Study - Double glazed window and radiator.

Kitchen - Double glazed window and door. Fitted wall and base units with work surfaces. Sink, drainer and half bowl, splashback, cooker hood. Spaces for fridge/freezer and dishwasher. Tiled flooring and storage.

Laundry - Double glazed window. Base units work surfaces, spaces for washing machine, dryer. Tiled flooring, storage and radiator.

Landing - Loft access

Bedroom One - Double glazed window, double glazed door to balcony and radiator.

Bedroom Two - Double glazed window and radiator

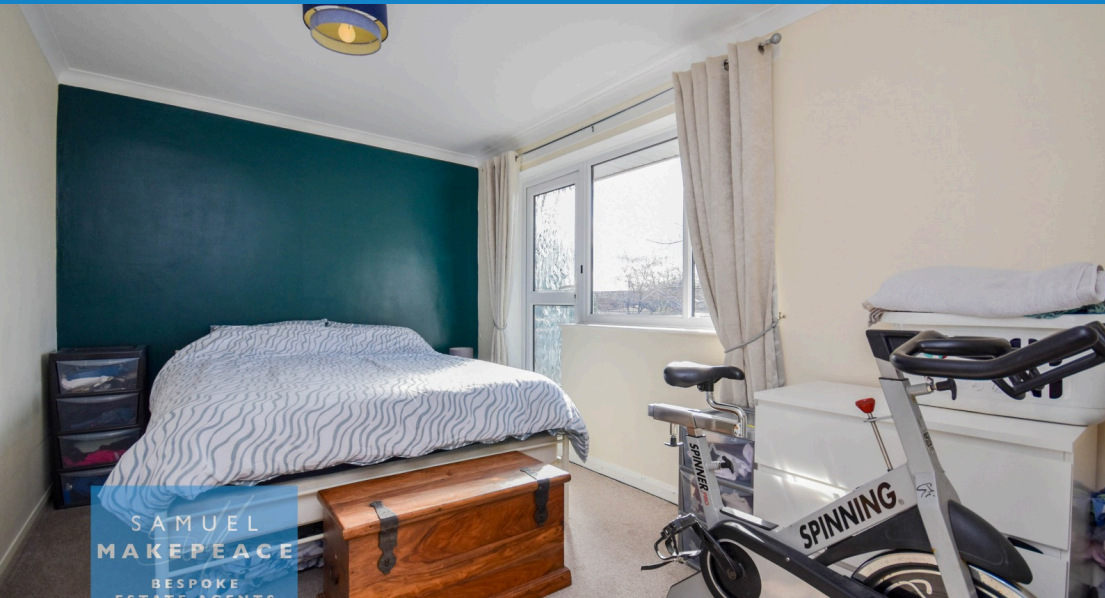
Bedroom Three - Double glazed window and radiator

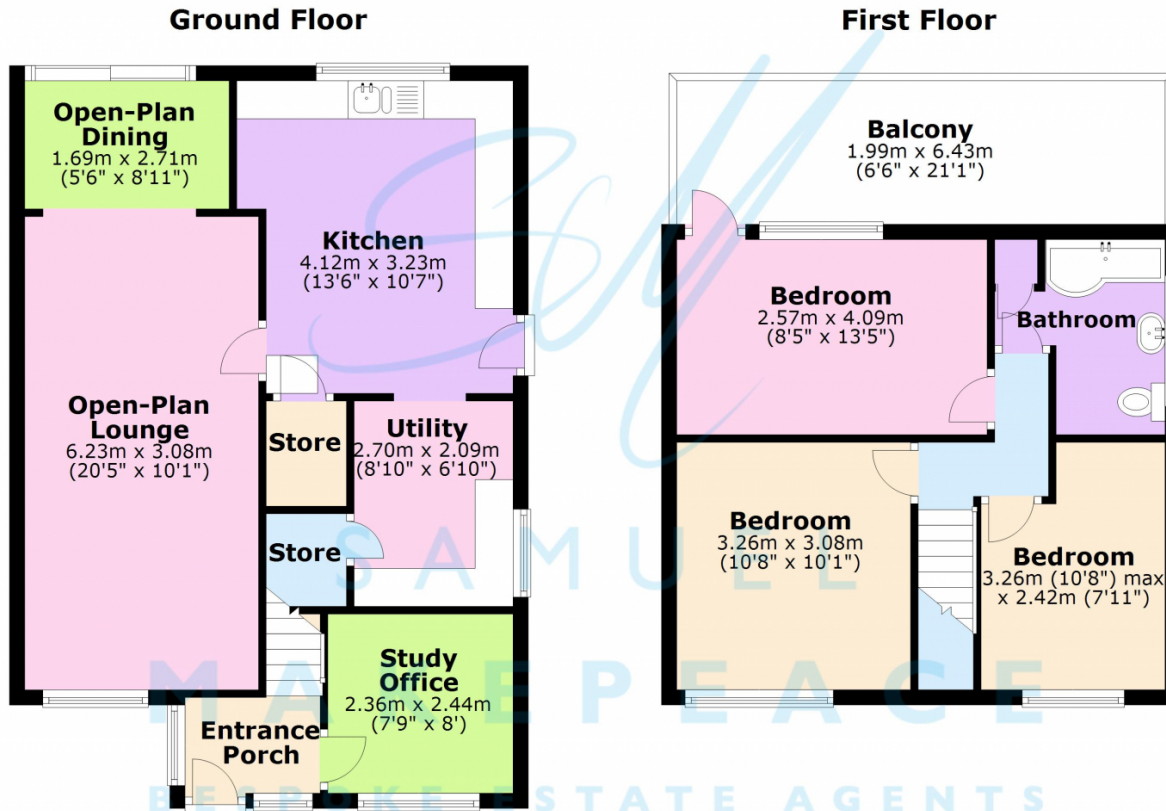
Bathroom - Double glazed window, LLWC, hand wash basin, bath with shower. Part tiled walls, extractor fan, airing cupboard and rowel warming radiator.

EXTERIOR

Front - Large driveway for multiple with side access.

Rear - Paved with gates and raised beds.





We accept no responsibility for any mistake or inaccuracy contained within the floorplan. It is provided as a guide only, and should be deemed an illustration only. The plan is not to scale, and does not suggest the correct positioning of any item within its contents. Samuel Makepeace Bespoke Estate Agents 01782 914 444.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 27 Gallowstree Lane, ST5

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