



3

Bedrooms



1

Bathroom



2

Receptions



- RECENTLY REFURBISHED PROPERTY THROUGHOUT
- NO UPWARD CHAIN
- MODERN FINISHES THROUGHOUT FEATURING BALUSTRADE WITH GLASS
- OPEN PLAN KITCHEN, DINER & LOUNGE
- BRAND NEW KITCHEN AND BATHROOM with HIGH SPEC FINISHES
- HANDY GROUND FLOOR WC
- THREE GENEROUS BEDROOMS
- CHIC TILED BATHROOM
- LARGE DRIVEWAY & DETACHED GARAGE



ONE SMALL STEP FOR MANKIND, ONE GIANT LEAP FOR ANY PROPERTY SEARCHER. There will certainly be no leap of faith required at this STUNNING three bedroom semi detached property on Lansdell Ave in Porthill, Newcastle Under Lyme. On offer is a fully renovated MOVE IN READY home, with family at its heart. Through the storm porch and into the entrance hall with an oak and glass staircase is where your story begins. There is a BIG BRIGHT LOUNGE with a BAY FRONTED WINDOW. The hub of the home will be the OPEN-PLAN KITCHEN & DINING ROOM where you will discover a newly fitted kitchen with spacious dining room and large patio doors to the garden. Completing the ground floor is a WC/Cloakroom. Up to the first floor where you will find THREE BEDROOMS with the bay window from the lower floor continuing into the front bedroom. The SUPER CHIC BATHROOM serves, offering a shower over the bath. Externally, there are gardens to both the front and rear, with a driveway running down the side, which takes you up to your DETACHED GARAGE PERFECT FOR EXTRA STORAGE. CONTACT SAMUEL MAKEPEACE TODAY!

Entrance Hall - Two double glazed windows, composite door, cupboard and radiator.

Open Plan Lounge - Double glazed bay window, gas fireplace and radiator.

Open Plan Dining Room - Two double glazed windows, double glazed patio doors and radiator.

Open Plan Kitchen - Double glazed window and double glazed door. Fitted wall and base units with work surfaces and splashback. Sink, drainer, built under cooker, electric hob and cooker hood. Space for fridge/freezer, integrated washing machine.

WC/Cloakroom - Double glazed window. LLWC, hand wash basin with vanity. Radiator.

Landing - Double glazed window, glass and oak stairs and radiator.

Bedroom One - Double glazed bay window and radiator.

Bedroom Two - Double glazed window and radiator.

Bedroom Three - Double glazed window and radiator.

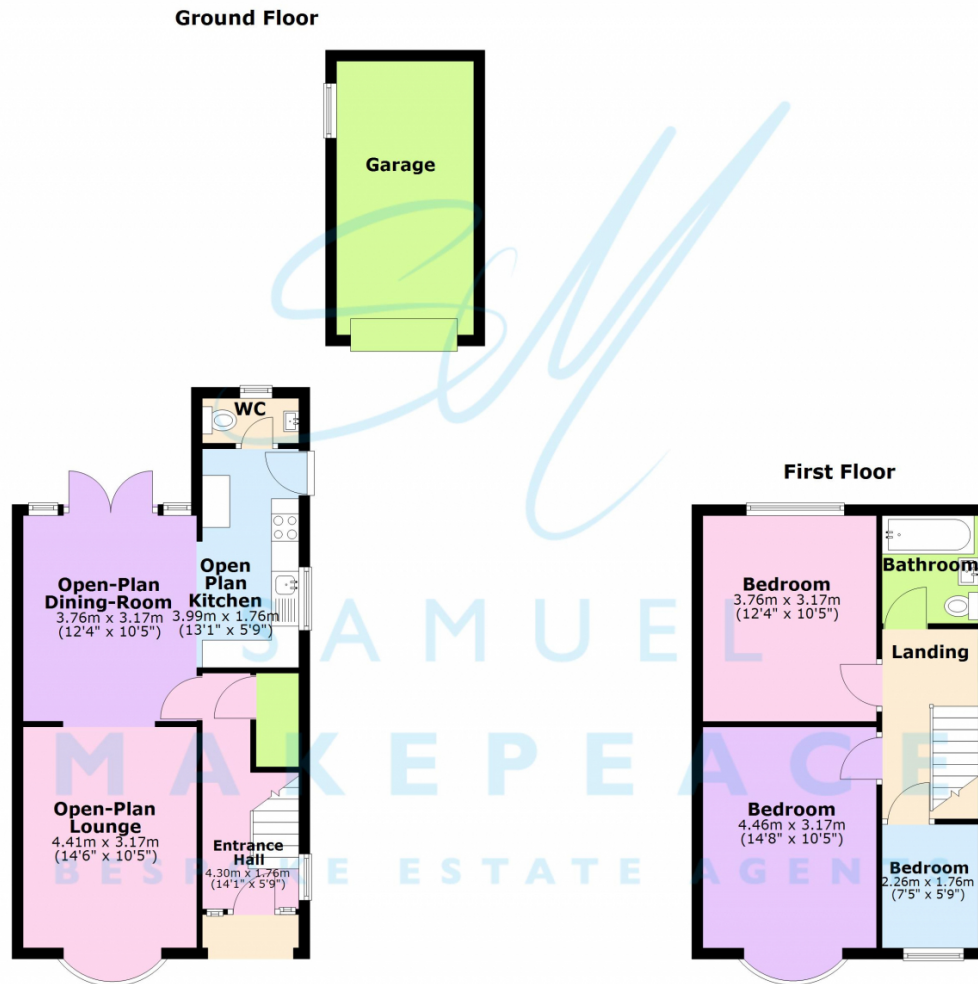
Bathroom - Double glazed window, LLWC, hand wash basin and bath with shower. Tiled flooring, part tiled walls, extractor fan and towel warming radiator.

Front - Double gated access to driveway running down the side of the property with lawn and decorative shrubs.

Rear - Gated access to side leading to paved patio, lawn and storage area, decorative shrubbery.

Garage - Detached with up and over door with window.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales		
	67	81
EU Directive 2002/91/EC		

Address: 22 Lansdell Avenue, ST5

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