

Emery Avenue, Westlands, Newcastle- Under-Lyme



STEPHENSON BROWNE

Offers In Excess Of £280,000
ST5 2JG



DESCRIPTION

Boasting generous room sizes, a beautifully private rear garden and excellent family accommodation throughout, this charming three-bedroom semi-detached home on Emery Avenue presents a fantastic opportunity for buyers seeking a well-maintained property in a highly desirable location.

A welcoming porch leads into a bright and spacious entrance hall, featuring a useful cloakroom storage cupboard and windows that allow plenty of natural light to flood the space. To the front of the property is the elegant dining room, boasting a charming bay window and a feature real-flame gas fire, creating a warm and inviting atmosphere. To the rear, the generous living room enjoys views over the garden and benefits from a feature fireplace making it the perfect space for relaxing and entertaining.

The galley-style kitchen offers a practical layout with space for a breakfast table, along with access to a useful under-stairs pantry/storage cupboard.

To the first floor are three well-proportioned bedrooms. Bedroom one overlooks the front of the property and benefits from fitted wardrobes, whilst the second bedroom is a spacious double overlooking the rear garden. Unlike many traditional three-bedroom semi-detached homes, the third bedroom is an excellent size and can comfortably accommodate a large single bed along with wardrobes and additional furniture. Completing the first floor is a modern family bathroom featuring an airing cupboard for additional storage and housing the combi boiler.

Externally, the property continues to impress. To the front is a driveway providing off-road parking for up to three vehicles,



alongside a detached garage with electricity supply. To the rear is a wonderful, private garden, beginning with a paved patio seating area and steps leading down to a substantial lawned garden, offering an ideal space for families, entertaining, or simply enjoying the outdoors.



ROOM DESCRIPTIONS

Ground Floor

Porch

3'0" x 1'11"

Entrance Hall

12'5" x 7'2"

Kitchen

15'1" x 8'5"

Dining Room

11'1" x 12'4"

Living Room

18'9" x 11'1"

First Floor

Bedroom One

13'3" x 10'11"

Bedroom Two

11'2" x 11'0"

Bedroom Three

7'3" x 9'3"

Bathroom

7'0" x 7'5"

Detached Garage

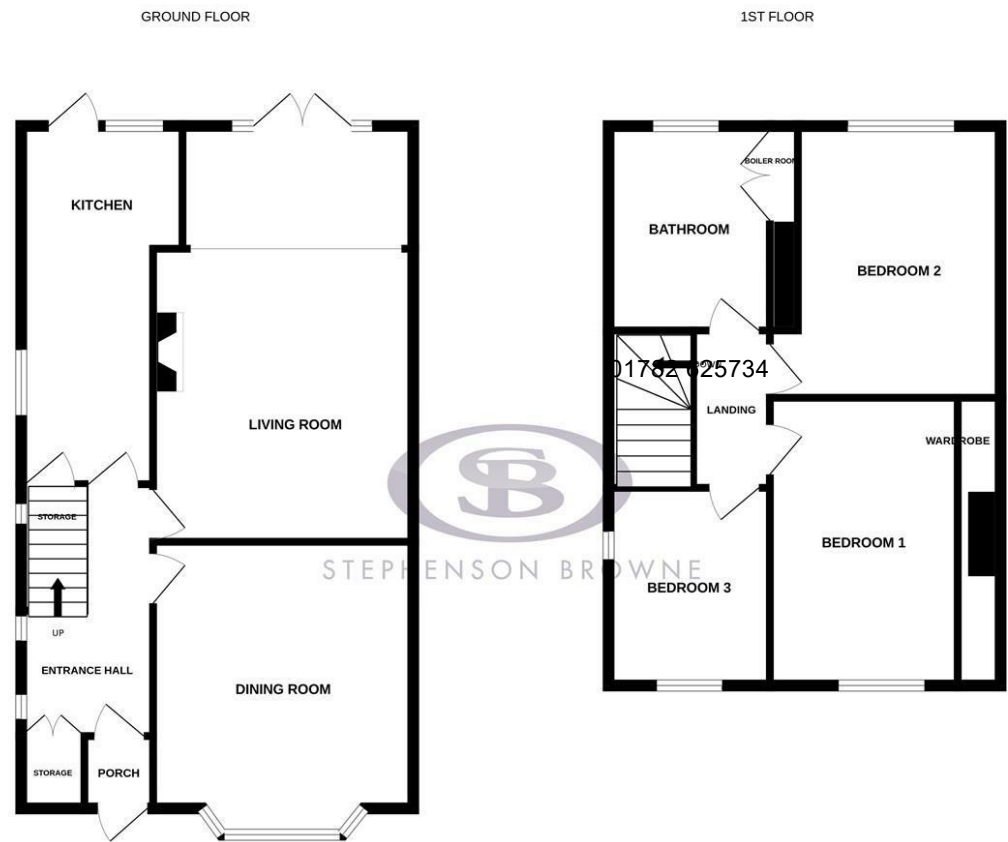
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Floorplans



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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Area Map



EPC Rating

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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