



## 14 Oakdene Avenue

ST5 8HQ

**Offers Over £250,000**



3



1



2



C



STEPHENSON BROWNE

Located on the charming Oakdene Avenue in Newcastle, this semi-detached house presents an excellent opportunity for families and professionals alike. Upon entering, you are greeted by a spacious entrance hall, enhanced by a feature window that bathes the area in natural light. The ground floor boasts an inviting, bright living room adorned with a bay window and an electric fireplace, creating a warm and welcoming atmosphere.

The heart of the home is undoubtedly the modern open-plan kitchen and dining area, which overlooks the neatly presented garden. This stylish kitchen is equipped with an integrated fridge-freezer, dishwasher, induction hob, and built-in oven, making it both functional and aesthetically pleasing. A convenient W.C. is located under the stairs, complete with plumbing for a washing machine, adding to the practicality of the space.

Venturing upstairs, you will find three well-proportioned bedrooms, with two offering ample space and one currently serving as a study. The family bathroom is easily accessible, and bedroom one features a wall recess, perfectly suited for a television. A useful boiler cupboard provides additional storage solutions.

Externally, the property is equally impressive, featuring a large driveway that accommodates up to three vehicles, along with a garage for extra storage or parking. The front of the house boasts a raised gravelled area, enhancing its kerb appeal with a smart, low-maintenance finish. The rear garden is designed for easy upkeep, featuring a lawn bordered by gravel and a paved area ideal for outdoor dining. A small attached shed provides a convenient space for garden tools and equipment.

This delightful property combines comfort, style, and practicality, making it a perfect choice for those seeking a lovely home in a desirable location.

Council Borough: Newcastle Under Lyme  
Council Tax Band: C  
Tenure: Freehold



## Ground Floor

### Entrance Hall

13'11" x 6'4"

### Living Room

12'5" x 10'7"

### Open Plan Kitchen/Dining Area

### Dining Room

12'4" x 11'11"

### Kitchen

5'7" x 11'0"

### W.C./Utility

6'2" x 7'5"

### Garage

18'1" x 8'11"

## First Floor

### Bathroom

6'4" x 6'10"

### Bedroom One

10'10" x 12'2"

### Bedroom Two

10'10" x 12'7"

### Bedroom Three/Study

6'5" x 6'8"

### Boiler Room

2'7" x 3'9"

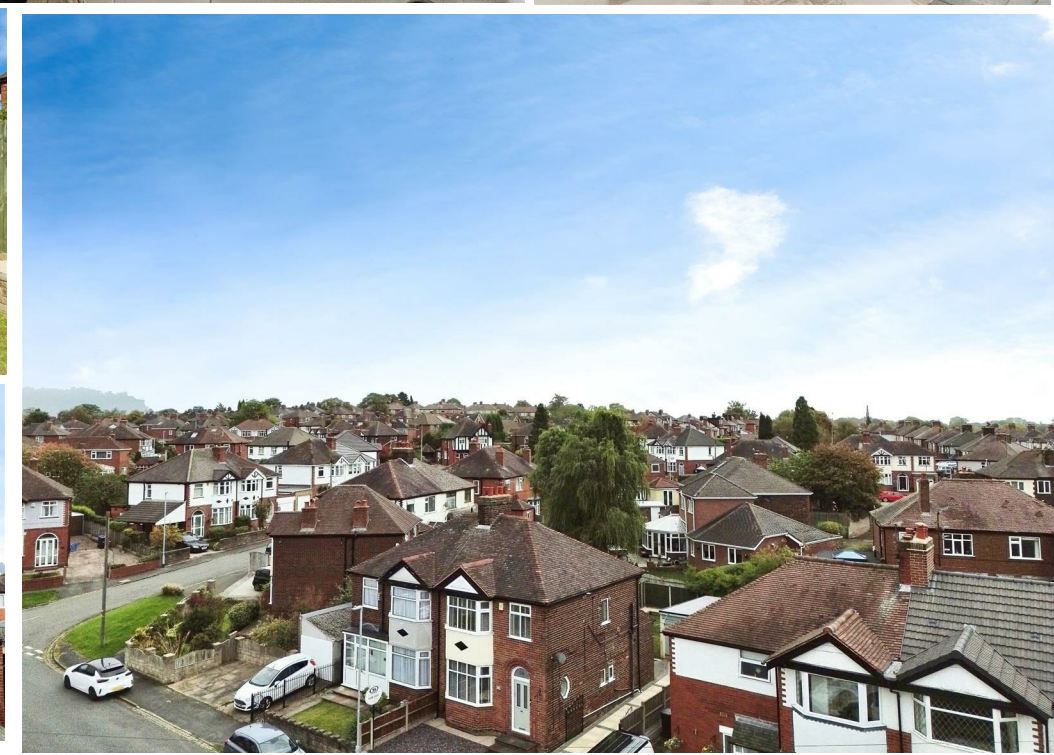
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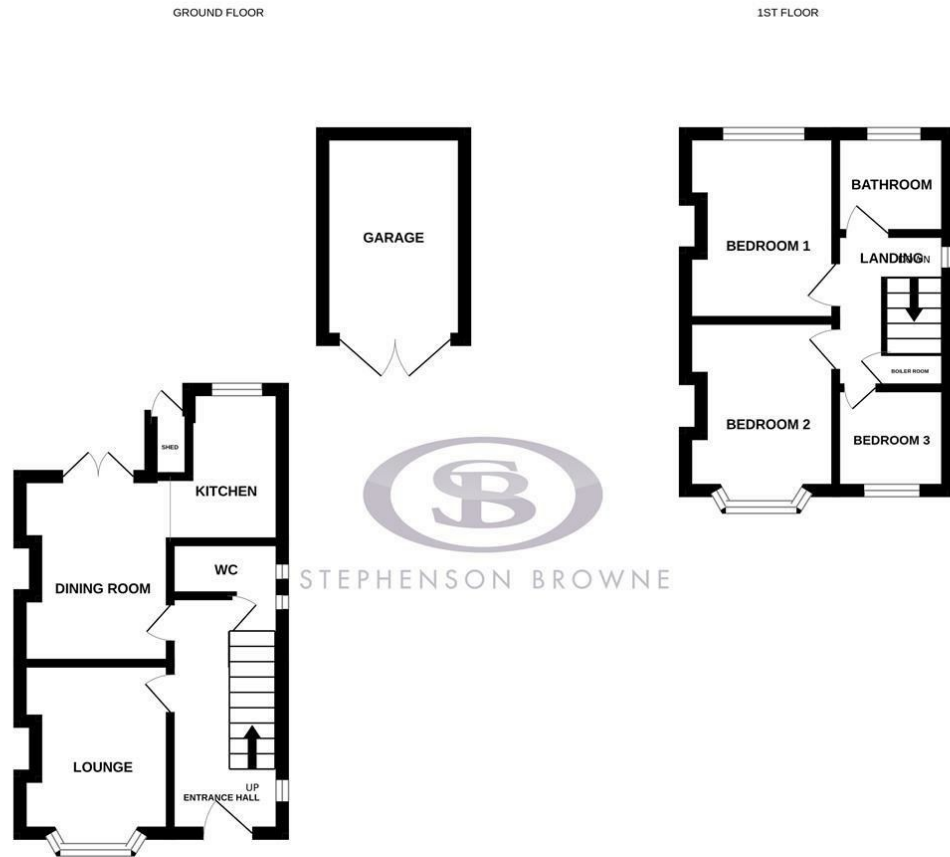


- Well-presented three-bedroom semi-detached home in a sought-after location
- Bright bay-fronted lounge with feature electric fireplace
- Stylish open-plan kitchen/dining room with modern integrated appliances
- Spacious entrance hall with feature window and convenient downstairs W.C. with plumbing for washing machine
- Two generous double bedrooms, one with bay window, plus a third bedroom/study
- Family bathroom and additional storage via a boiler cupboard
- Recently serviced boiler and fully double-glazed throughout for comfort and efficiency
- Attractive low-maintenance raised gravel frontage enhancing kerb appeal
- Large driveway with space for up to three cars, plus garage and attached shed
- Blinds included subject to negotiation



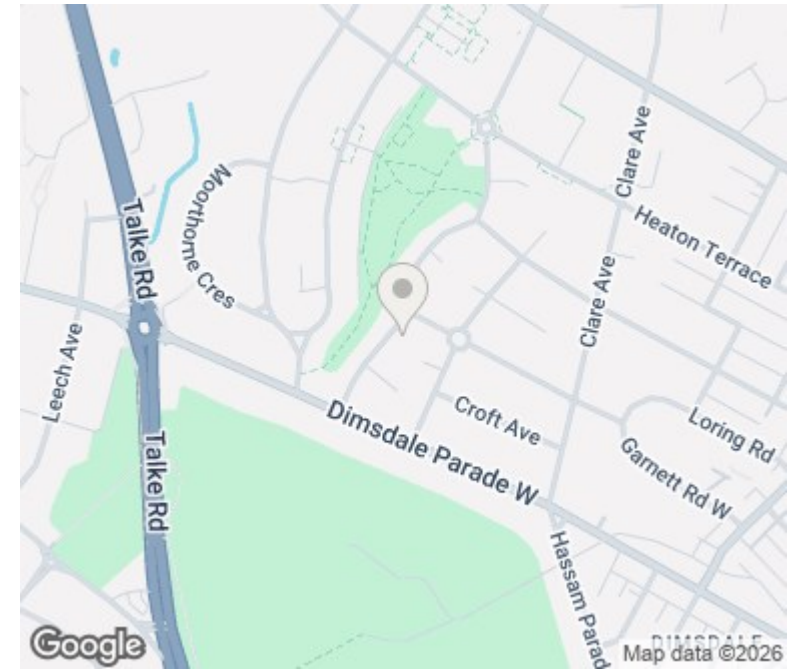


# Floor Plan



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



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our Newcastle-Under-Lyme Office on 01782 625734 if you would like to arrange a viewing appointment or require any further information.

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