

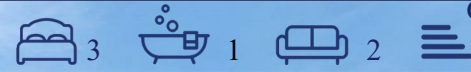
# Thistleberry Avenue, Newcastle

ST5 2LP

Offers In Excess Of £270,000



STEPHENSON BROWNE



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# DESCRIPTION

SPACIOUS DETACHED FAMILY HOME WITH EXCELLENT POTENTIAL IN A PRIME POSITION & NEWCASTLE LOCATION

Situated in a prime position in the highly sought-after area of Newcastle-under-Lyme, this spacious three-bedroom detached home offers generous accommodation, a versatile layout with potential to adapt and remodel to suit individual needs, and exciting scope to extend (subject to the necessary permissions), making it an ideal family purchase.

The property welcomes you through an entrance hall with a convenient ground-floor WC. The spacious living room provides an excellent space for relaxing and entertaining, with folding doors opening into the dining room and a separate door leading through to the kitchen. Overlooking the rear garden, the dining room features a lovely bay window and sliding patio doors leading outside, while the kitchen also enjoys views over the garden and benefits from access to a useful utility/boiler room with its own external door.

Outside, the generous rear garden offers plenty of space for family life, while the area to the side of the property presents excellent scope for future extension, further enhancing the home's already impressive footprint.

To the first floor are three well-proportioned double bedrooms, a spacious family bathroom, and two useful storage cupboards.

Additional benefits include an integral garage, driveway parking, and side access to the rear garden.

Conveniently located close to Newcastle-under-Lyme town centre, well-regarded schools, local amenities, Royal Stoke



University Hospital, and excellent commuter links, this property combines space, flexibility, potential, and location in equal measure.

Offering fantastic family accommodation and exciting future possibilities, early viewing is highly recommended.



# ROOM DESCRIPTIONS

## Ground Floor

### Entrance Hall

5'7" x 3'8"

### W.C.

5'4" x 2'6"

### Living Room

13'6" x 14'11"

### Kitchen

9'4" x 9'6"

### Dining Room

13'5" x 10'5"

### Utility and Boiler Room

3'3" x 9'0"

### Garage

8'7" x 16'10"

## First Floor

### Bedroom One

11'10" x 10'10"

### Bedroom Two

12'5" x 11'10"

### Bedroom Three

11'3" x 9'1"

### Bathroom

7'0" x 8'7"

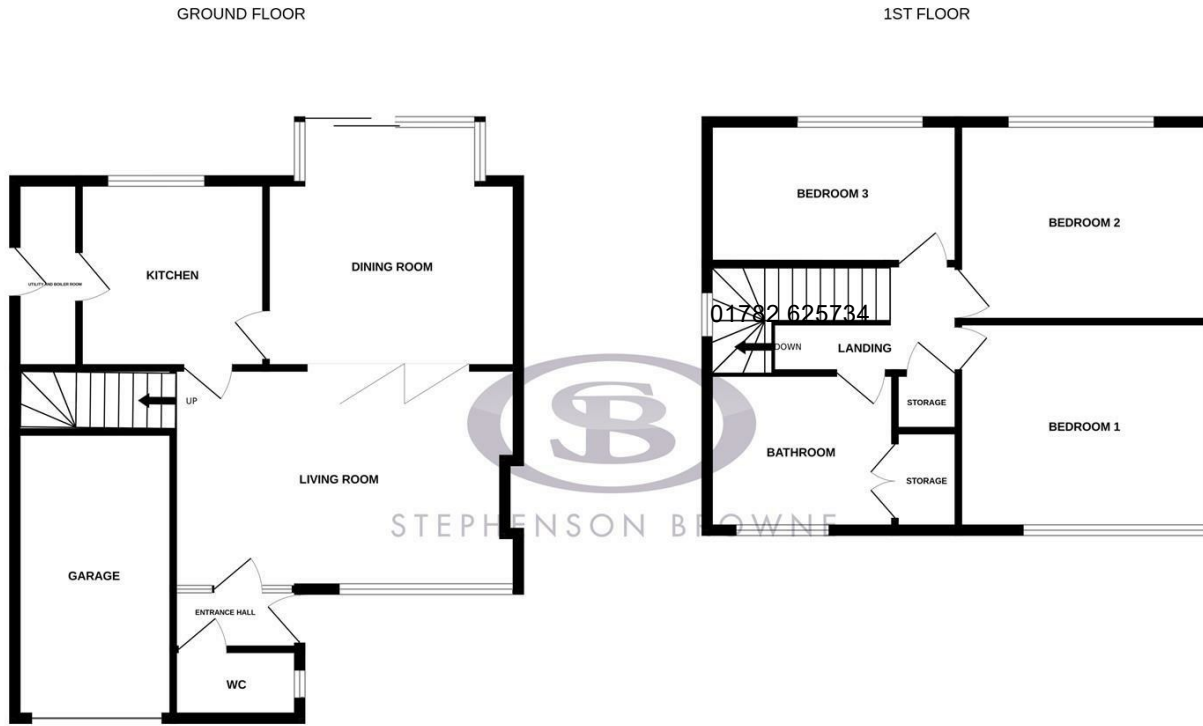
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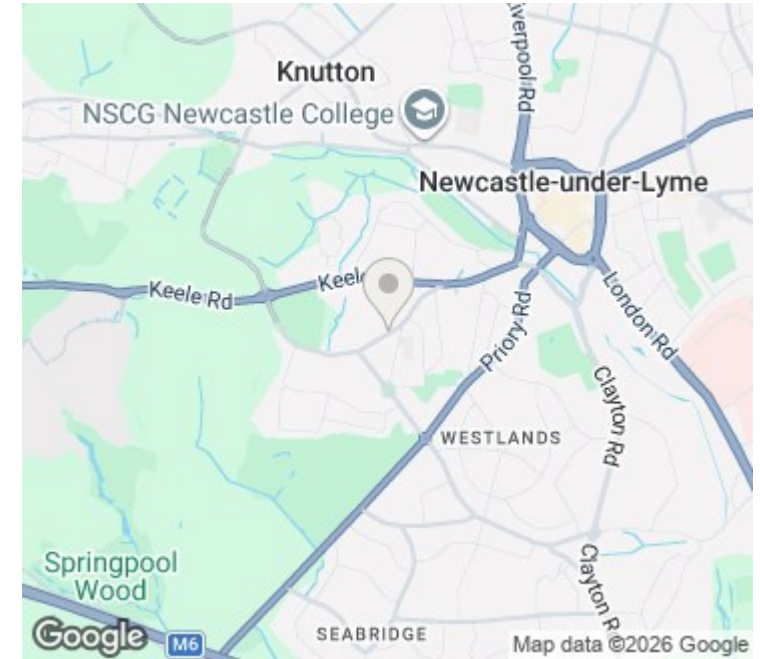


# Floorplans



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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>72</b> <b>78</b>	<b>England &amp; Wales</b>
			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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