



FOLLWELLS

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22 Orchard Street, Newcastle - ST5 0BG
£170,000

- Large Traditional Terraced House
- Established District Of Town
- Two Reception Rooms
- Large Kitchen And Four Piece Bathroom
- Useful Cellar And Store Passageway
- Three Large Double Bedrooms
- Pleasant Rear Garden
- No Upward Chain

A rare opportunity to purchase a particularly spacious and well proportioned three bedroom traditional terraced house. Situated in a long established district being within walking distance to local amenities in and around the High Street of Wolstanton and providing convenient access to main road networks including the A500.

This larger than average terraced house is ideally suited for a young family or potential rental investor, offering spacious accommodation throughout which includes two separate receptions, large kitchen leading to a ground floor bathroom and useful passageway with access to a cellar providing storage. The first floor offers three generous double bedrooms with the master bedroom layout having the potential to be split into two rooms to create a four bedroom property (subject to building compliance) if so desired.

Accommodation: –

Enclosed entrance porch with modern composite door and further door leading to the reception hall with staircase to first floor. Two reception rooms including the rear living room having an attractive exposed brick fireplace and double patio doors opening onto the rear garden.



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A generous sized kitchen fitted with a basic range of units incorporating enamel sink, cooking range and central heating boiler. A recess from the kitchen gives access to a non communal through passageway with secondary access to the front and providing useful storage space. It also leads to a full stand height dry cellar which has light and power connection to create another useful store space.

A large landing area with store cupboard leads to three extremely spacious double bedrooms to include the main bedroom having twin front facing windows offering the possibility to be split into two separate rooms.

To the rear of the property is a good family size enclosed garden with large paved patio area and lawn.

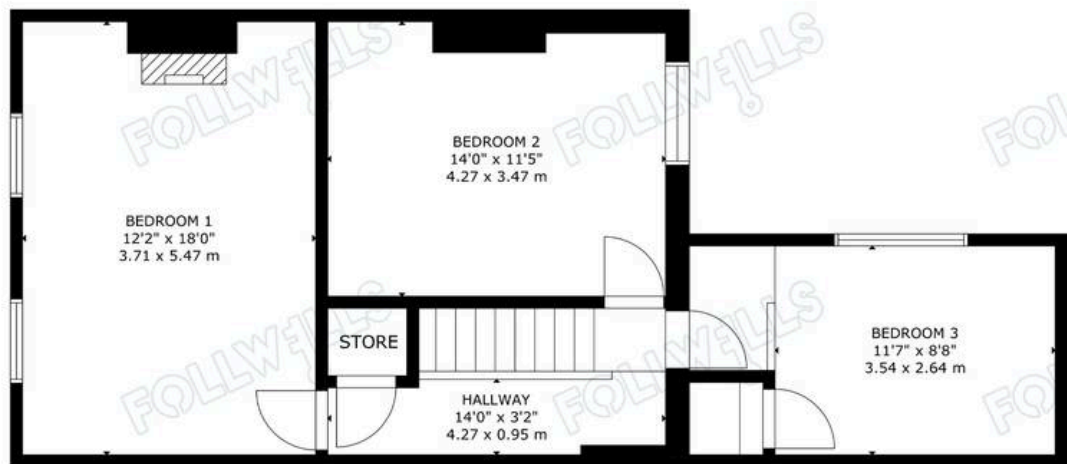
Early viewing is strongly recommended to fully appreciate the size, plot and flexibility this property has to offer.

Council Tax band: A

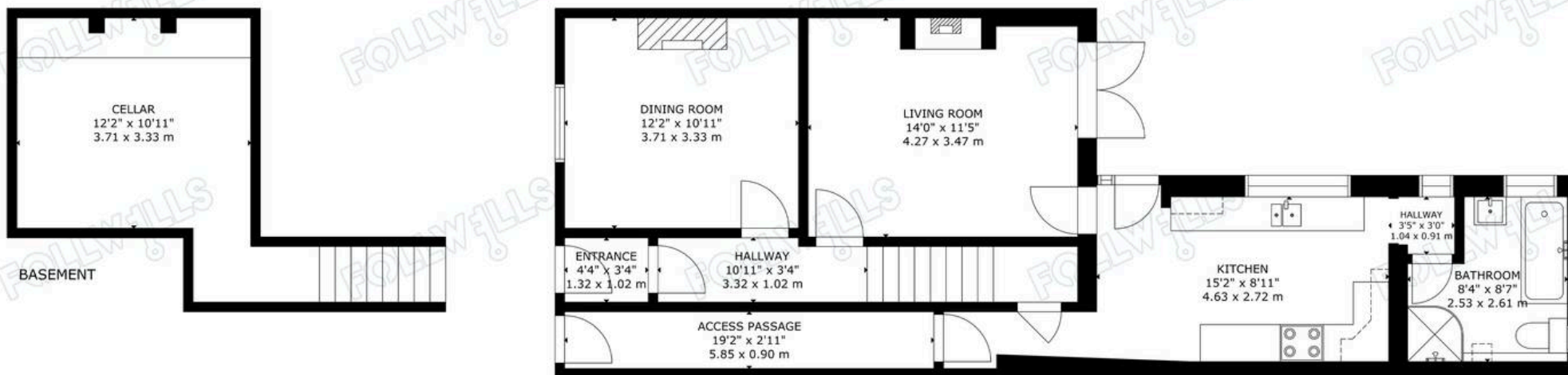
Tenure: Freehold

EPC Energy Efficiency Rating: D





FIRST FLOOR



GROUND FLOOR