



STEPHENSON BROWNE

**Edward Avenue,
Westlands, Newcastle-**
116 2HB vma

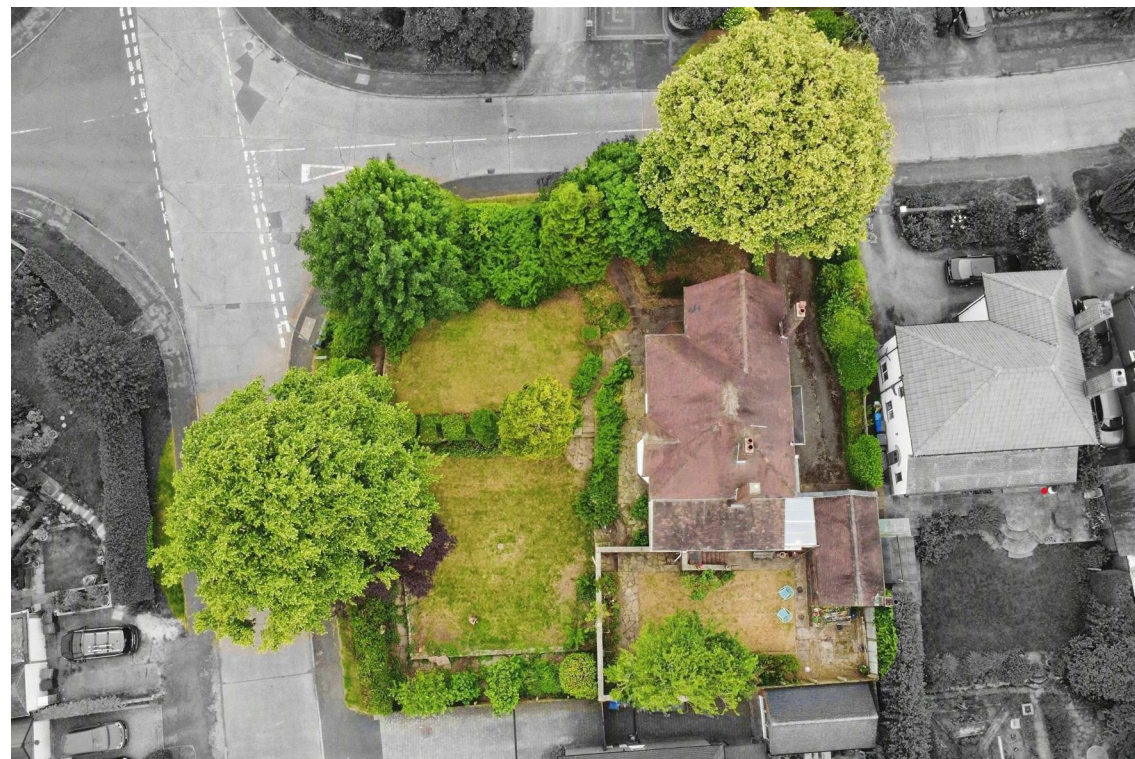


**Offers In Excess Of
£450,000**

DESCRIPTION

Detached Home | Prime Corner Plot
| The Westlands | Period Features |
No Onward Chain | Outstanding
Potential

Occupying an impressive corner plot in the highly sought-after area of The Westlands, this charming three-bedroom detached home is offered to the market with no onward chain and presents a fantastic opportunity to create a truly exceptional family residence. Offering generous accommodation, beautiful original period features, wrap-around gardens and excellent scope for updating and personalisation, as well as the potential to remodel or extend (subject to the necessary planning permissions), this is the perfect home for buyers looking to create their dream property in one of Newcastle-under-Lyme's most desirable locations. A beautiful original wooden front door opens into an entrance porch with original Minton tiled flooring, leading into a spacious reception hall that immediately showcases the character and proportions of the home. To the front are two elegant reception rooms, both featuring large bay windows that fill the rooms with natural light. The generous dining room is ideal for entertaining, while the spacious living room benefits from double doors opening into the sun room with access to the garden. A second storm porch provides access to the downstairs WC, cloakroom and



spacious kitchen, complete with a large walk-in pantry and internal access back to the main hallway. Upstairs, the generous landing leads to three double bedrooms, a family bathroom and a separate WC. The two principal bedrooms are particularly spacious and both enjoy attractive bay windows, while the third bedroom offers flexibility as a nursery, home office or child's bedroom. Outside, the wrap-around gardens are divided into three distinct areas, including two lawned gardens and a private walled garden, offering excellent outdoor space for families and keen gardeners alike. The detached garage benefits from a useful basement, and the driveway provides ample off-road parking.



ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

5'5" x 5'1"

Entrance Hall

13'10" x 10'11"

Dining Room

13'11" x 14'11"

Living Room

16'11" x 14'11"

Sun Room

23'0" x 9'0"

Kitchen

11'10" x 11'4"

Pantry

7'10" x 2'10"

W.C.

2'8" x 4'5"

Cloakroom

6'8" x 3'4"

Garage (With Basement)

10'4" x 19'7"

First Floor

Bedroom One

15'4" x 14'11"

Bedroom Two

13'10" x 14'9"

Bedroom Three

10'11" x 6'10"

Bathroom

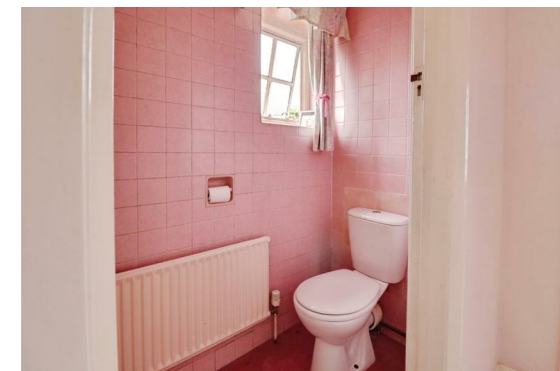
7'0" x 8'10"

W.C.

5'0" x 2'10"











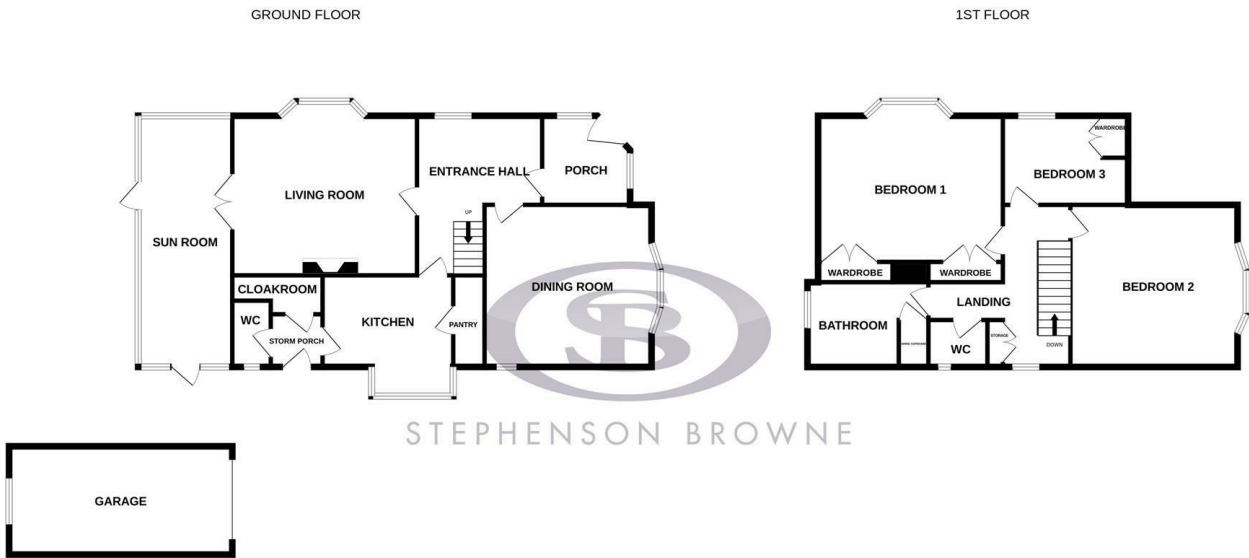


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Viewing

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

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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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