



FOLLWELLS

67 Friarswood Road, Newcastle - ST5 2EE
£155,000

- Spacious Town House
- Convenient Town Centre Location
- Enclosed Rear Garden
- Useful Utility Area
- Open Plan Ground Floor Layout

A generously proportioned mid-terrace town house offering versatile living space, an open plan ground-floor layout, and a highly convenient position close to Newcastle-under-Lyme town centre, its excellent amenities, and a selection of good local schools. This property is ideal for buyers seeking space, practicality, and access to urban conveniences while still enjoying a peaceful setting backing onto Lyme Brook, a tributary of the River Trent.

The property is approached via a gated forecourt, with the front door opening directly into Reception Room 1, a welcoming and versatile living space. From here, you continue into Reception Room 2, a notably spacious open-plan area featuring open stairs rising to the first floor and an open walkway through to the kitchen. The kitchen area offers a range of fitted units and a side door leading out to the garden.

Beyond the kitchen, the accommodation flows through to the bathroom, fitted with a three-piece suite including WC, wash basin, and bath. A further door leads into a part-brick, part-glazed utility/laundry area, providing valuable additional storage and workspace, with another external door opening to the outside.





The rear garden is enclosed and fenced, offering privacy and a pleasant outlook. It backs directly onto Lyme Brook, creating a peaceful backdrop rarely found so close to the town centre.

On the first floor, the staircase rises to two well-proportioned bedrooms. A further bedroom is accessed through the rear room, making it ideal as a nursery, dressing room, office, or occasional sleeping space. The rear bedroom also benefits from its own WC and shower, adding welcome convenience to the upper floor.

This property represents a well-proportioned and conveniently situated home, offering a practical layout and a pleasant setting close to the amenities of Newcastle-under-Lyme. Its combination of accessibility and scope for personal enhancement makes it a noteworthy opportunity for purchasers seeking a home with both comfort and potential.

Council Tax band: A

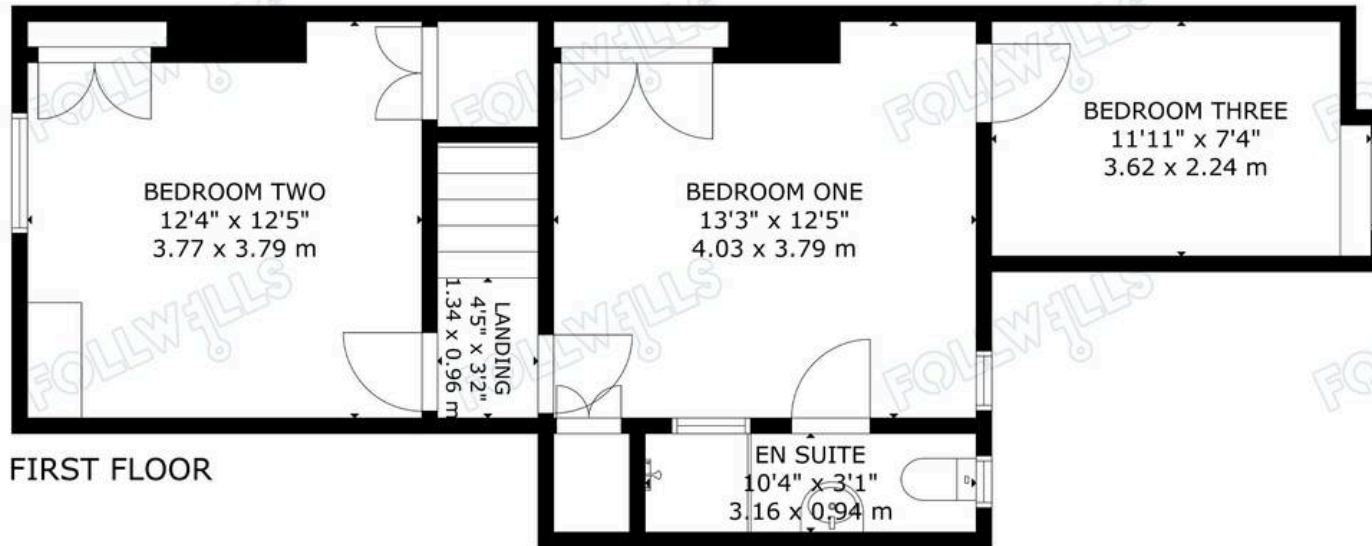
Tenure: Freehold

EPC Energy Efficiency Rating: C





GROUND FLOOR



FIRST FLOOR