



FOLLWELLS

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61 Dartmouth Avenue, Newcastle - ST5 3NT

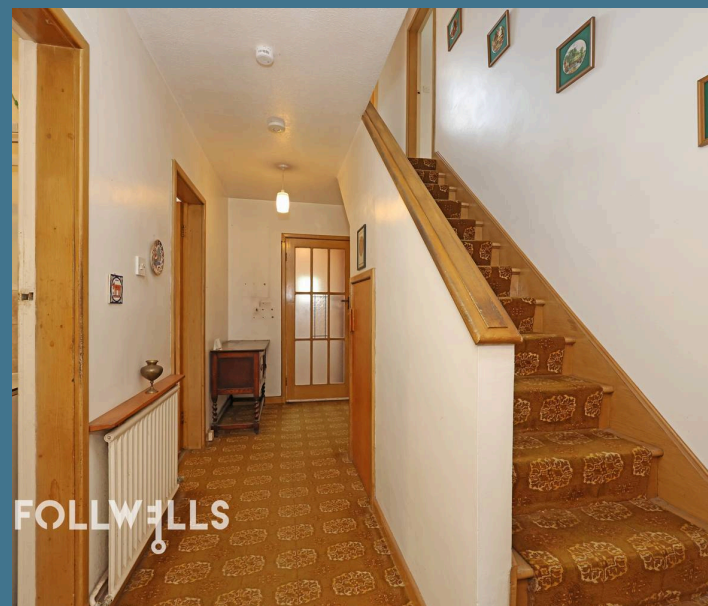
Guide Price £325,000

- Handsome Traditional Detached House
- Prime Residential Location
- Large And Private Rear Garden
- Excellent Potential For Development And Extension
- In Need Of Modernisation
- No Upward Chain

A most handsome, detached family residence occupying a large garden plot and located in the heart of the Westlands; a highly regarded and popular suburban position. We believe the property offers enormous potential for extension and development subject to the necessary building regulations and planning permission.

This well established suburban location is within walking distance of a number of local amenities including Newcastle-under-Lyme golf club, Seabridge primary School, Langdale primary School and the Kingsbridge medical practice. Newcastle town Centre is approximately 1 mile away and there are excellent transport links with junction 15 of the M6 just a five minute drive away. For lovers of the great outdoors there is some beautiful countryside very nearby offering rural walks with quaint country pubs.

The house is entered via a porch which leads to the central reception hall having a useful cloak cupboard at the bottom of the stairs. There are two well proportioned reception rooms along with a fitted kitchen and a guest WC. Beyond the kitchen is a rear porch giving access out to the garden and internal door to the integral single garage which has power & lighting and an electric roller door.





To the first floor the central landing leads to three well proportioned bedrooms with the master bedroom having windows to three aspects and a feature fireplace. Bedroom two is also a good sized double room and has access to a large walk-in storeroom. The third bedroom is a good sized single looking out over the rear garden. The bedrooms are served by a family bathroom having traditional white suite and airing cupboard housing hot water cylinder.

A paved driveway to the front provides off-road parking which leads to the integral garage. There is a low-level brick wall to the front frontage behind which is a flat lawn surrounded by shrub borders. Access leads down the side of the house to the very large, flat rear garden which enjoys a good degree of privacy being mainly laid to lawn with mature shrub borders and paved area adjacent to the house.

This property is offered for sale with no upward chain and we expect it to prove extremely popular.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E



