



STEPHENSON BROWNE

Abbots Way, Newcastle

ST5 2EY



Asking Price £325,000

Description

This beautifully presented three-bedroom semi-detached bungalow is situated in the highly sought-after area of The Westlands, offering an excellent blend of space, style, and versatility. Renovated throughout and thoughtfully extended to the rear, the property is ready to move into and ideal for a wide range of buyers.

Internally, the home features an open-plan snug and dining area to the rear, creating a warm and sociable space perfectly suited to modern living, with French doors opening directly onto the garden. To the front, one of the bedrooms is currently utilised as a separate living room, providing additional flexibility, but it can easily be reinstated as a third bedroom if required.

The kitchen is both stylish and functional, featuring a Belfast sink and a range of integrated appliances, including a double oven, microwave, fridge freezer, dishwasher, and washer/dryer. Just off the kitchen is a useful additional area that could be utilised as a utility space, adding further practicality.

The principal bedroom is particularly spacious and benefits from fitted wardrobes, as well as French doors leading directly to the garden. This not only allows for an abundance of natural light but also creates a lovely connection to the outdoor space—ideal for enjoying a morning coffee. A second well-proportioned bedroom and a generously sized family bathroom complete the accommodation, all finished to a high standard. Shutters to the front-facing windows enhance both privacy and kerb appeal.



Externally, the property continues to impress with a generous rear garden offering multiple seating areas, including a decking area, lawn, and a gravelled section—perfect for relaxing or entertaining. To the front, a driveway provides ample off-road parking for multiple vehicles.

This beautiful home occupies a prime position within a desirable residential location. Contact us today to arrange your viewing.

Council Borough: Newcastle Under Lyme
Council Tax Band: C

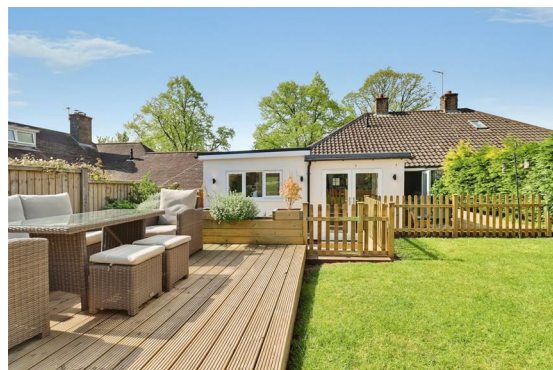


Viewing

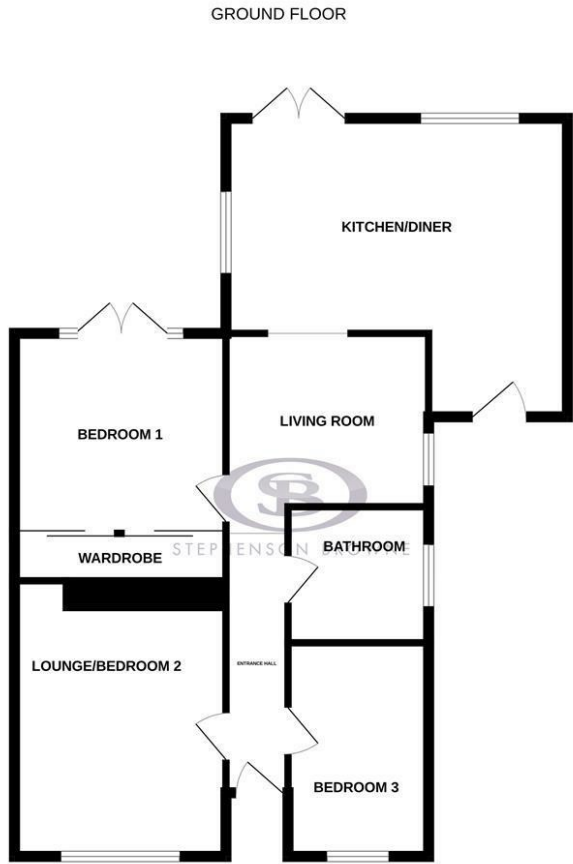
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



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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 is given 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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www.stephensonbrowne.co.uk