STEPHENSON BROWNE

ST5 2QR

Gallowstree Lane, Westlands, Newcastle-Under-Lyme

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STEPHENSON BROWNE

Offers In Excess Of £400,000

DESCRIPTION

Set on a substantial plot in one of Westlands' most desirable locations, this impressive five-bedroom end property presents a rare opportunity to acquire a spacious family home with outstanding potential. Occupying an enviable position at the end of Gallowstree Lane, the property backs onto open fields and woodland, offering a wonderful semi-rural feel whilst remaining within easy reach of excellent schools, local amenities and commuter links. As the last property on the street, with no neighbouring property to the right-hand side, the home enjoys an excellent degree of privacy and a position rarely available on the market.

The property is approached via a generous driveway providing ample off-road parking for multiple vehicles, along with the benefit of an integral garage. Internally, the accommodation is spacious throughout, beginning with a large porch leading into a welcoming entrance hall. The ground floor offers three versatile reception rooms, ideal for family living, entertaining, working from home or a playroom, alongside a useful W.C., under-stairs storage cupboard, utility room and a spacious kitchen diner. One of the reception rooms benefits from sliding patio doors opening onto the rear garden, creating a seamless connection between the indoor and outdoor spaces. There is also convenient access to the garden from both sides

of the property. To the first floor, a spacious landing leads to five generously sized bedrooms, with two benefiting from built-in wardrobes. The impressive principal bedroom enjoys a large en-suite and stunning views across the garden towards neighbouring fields and woodland. Whilst requiring modernisation, the property offers exceptional space and endless scope for improvement, allowing purchasers to create a truly remarkable family home. Rarely do homes of this size, plot and location come to market.

ROOM DESCRIPTIONS

Ground Floor

Porch
10'10" x 5'11"

Entrance Hall
12'2" x 12'0"

Utility Room
4'5" x 15'0"

Dining Room
17'4" x 8'10"

Living Room
27'9" x 11'4"

Sitting Room
12'4" x 12'0"

Kitchen/Diner
16'2" x 12'2"

Garage
8'11" x 17'9"

First Floor

Bedroom One
12'0" x 14'4"

Ensuite
8'9" x 12'1"

Bedroom Two
11'4" x 8'10"

Bedroom Three
11'11" x 8'8"

Bedroom Four
15'8" x 12'1"

Bedroom Five
12'10" x 8'10"

Bathroom
5'3" x 7'7"

Stephenson Browne AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase

transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

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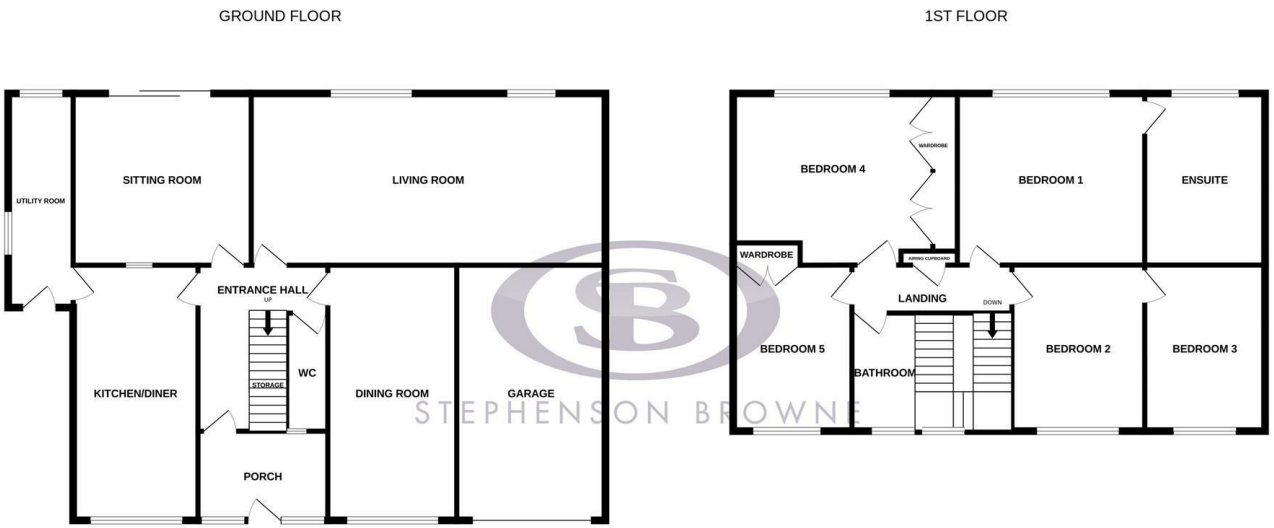
Viewing

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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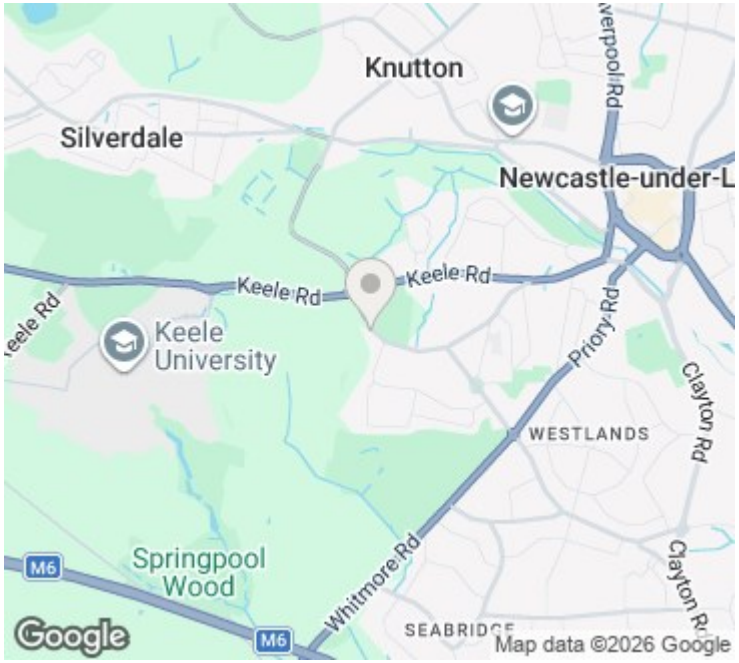
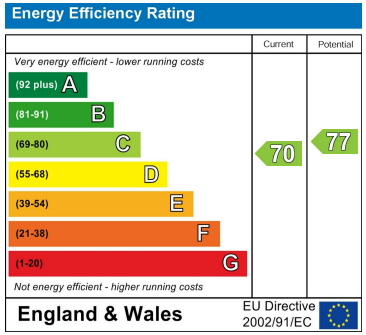
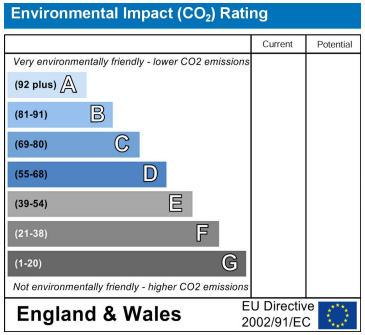
Area Map



EPC Rating





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