



**FOLLWELLS**

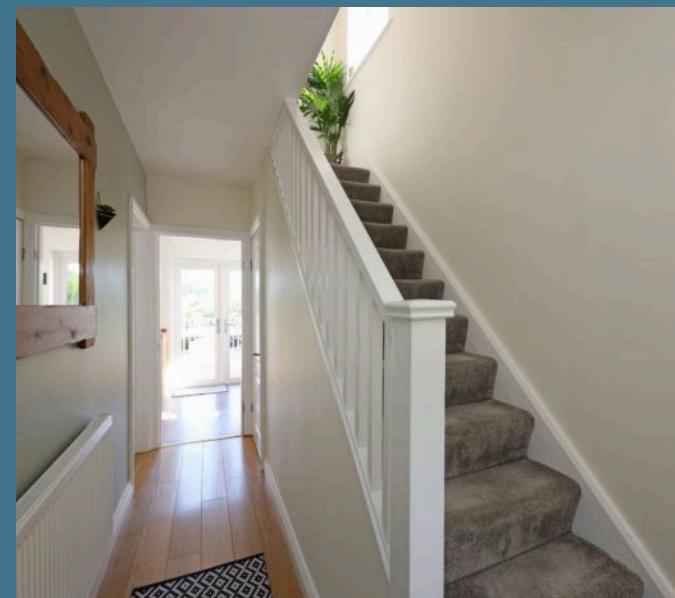
142 Whitmore Road Hanchurch Crossroad, Newcastle - ST5 4DG

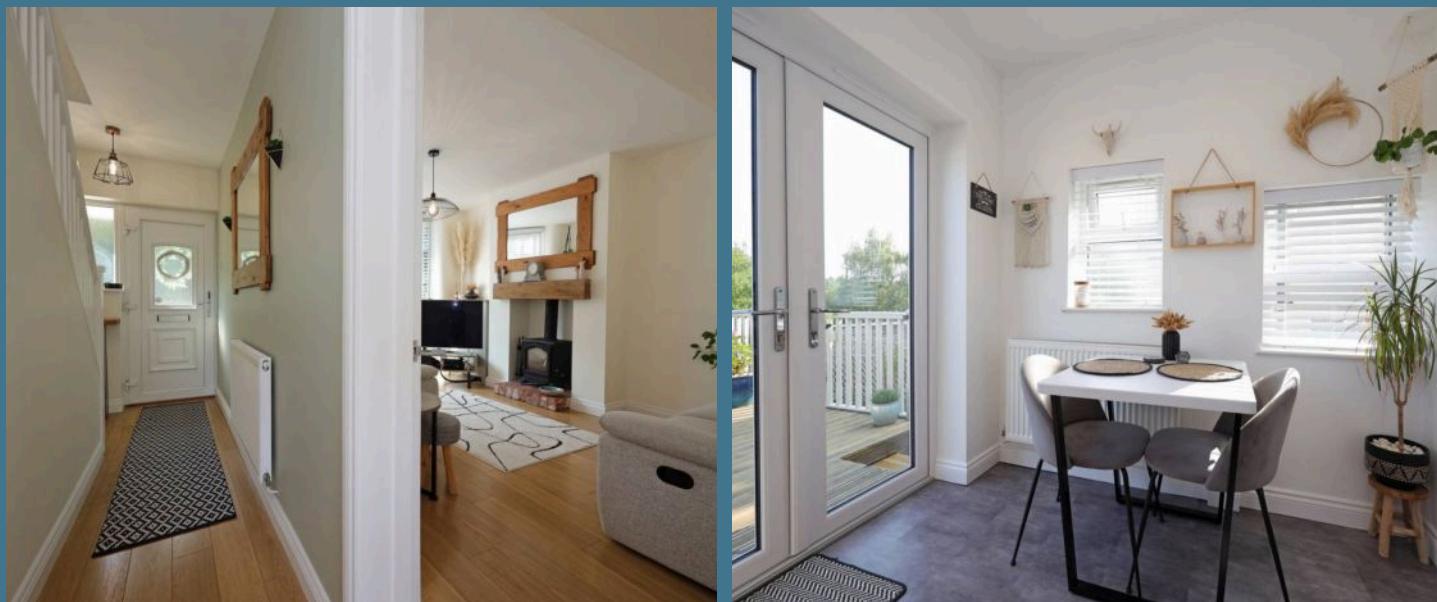
In Excess of £240,000

- Charming Semi Detached House
- Beautifully Appointed Throughout
- Convenient and Semi Rural Location
- Fantastic Outside Entertaining Space
- Backing Onto Open Fields

A delightful semi-detached house situated in a desirable location which offers convenience in addition to the benefits of a semi-rural position. The house is tastefully appointed throughout and has been extremely well maintained by the current owners.

The location near Hanchurch Crossroad provides quick access to the A500 and junction 15 of the M6, with Newcastle-under-Lyme town less than a 10-minute drive away. Further nearby amenities include the enchanting Trentham Gardens and Shopping Village, Trentham Park Golf Club and Hanchurch Woods, offering wonderful walking routes and trails to enjoy. The house is approached via a gravel driveway providing off-road parking for multiple vehicles.





The property is entered via a reception hall with stairs leading to the first floor. An oak-effect laminate floor runs through the hallway and main sitting room. Beneath the staircase is a tastefully decorated WC, which also contains a Combi boiler which was recently installed in 2024. The bright yet cosy sitting room features a bay window to the front elevation which welcomes an abundance of natural light into the room and an Esse multi-fuel stove which sits beautifully on a brick hearth beneath a wood-beam mantel.

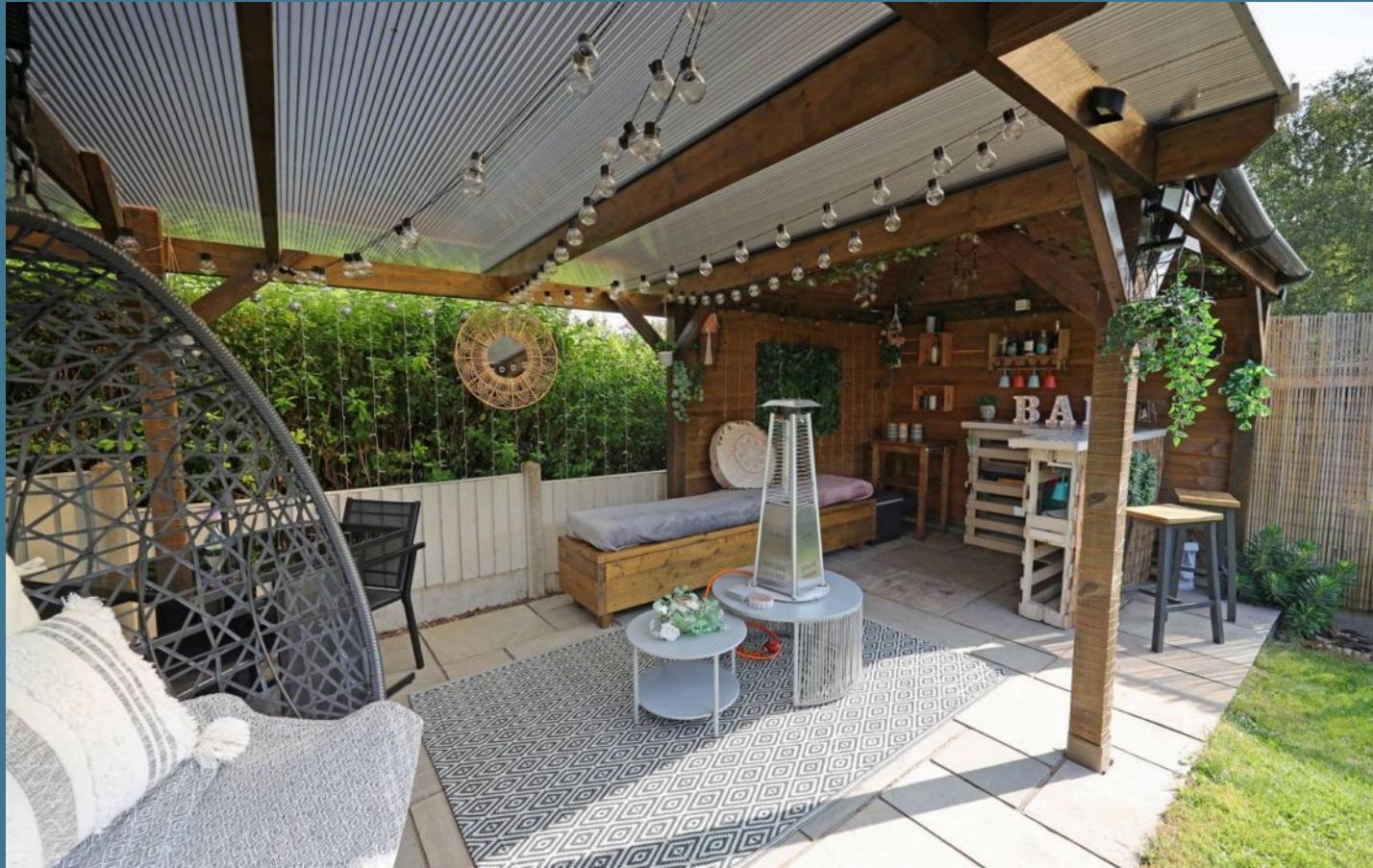
The kitchen-dining room runs the full width of the house and is fitted with gloss cream units and solid wooden worktops, with a one and a half bowl ceramic sink and drainer. Integrated appliances include a Smeg electric oven and grill, four burner gas hob with extractor hood above, fridge, freezer, washer/dryer and dishwasher. French doors lead from the dining area to the beautifully presented large raised deck.

The stairs lead from the entrance hall to the first floor where a large side-window welcomes natural light onto the central landing, above which a large loft-hatch is located with fold-down wooden stairs to allow convenient access to the boarded loft space.

There are two double bedrooms; the master bedroom to the rear of the house, the second at the front, and a third bedroom ideal for use as a home office, nursery or bedroom. The family bathroom is fitted with a modern suite comprising a shower bath with mixer shower, vanity wash basin and toilet.

Externally, access leads from the driveway via double side-gates along the side of the house to the generously sized rear garden, which enjoys a lovely open aspect and backs onto fields. The large raised deck adjacent to the house provides an excellent outdoor entertaining space off the kitchen with the elevated position welcoming beautiful views to the rear.





Steps lead down to the lawn which is well-decorated with planted borders and includes a recently installed shed, providing useful storage. At the bottom of the garden sits a truly fabulous covered pergola on an Indian stone patio which provides a second fantastic outdoor entertaining space, also offering protection from the unreliable British weather, meaning the space can be enjoyed year-round.

This thoroughly charming house would be ideally suited to a first-time buyer, professional couple or a small family and a viewing is strongly recommended to further appreciate what this wonderful property has to offer.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



