

STEPHENSON BROWNE

Dimsdale View East, Porthill, Newcastle-Under-Lyme

ST5 8HL

Offers Over £240,000

3 1 3

DESCRIPTION

Occupying a pleasant position on Dimsdale View East in the area of Porthill, Newcastle-under-Lyme, this three-bedroom semi-detached home offers deceptively spacious accommodation and an excellent layout suited to modern family life. Well maintained by the current owners, the property provides generous living space, with three reception areas offering flexibility for a variety of lifestyles.

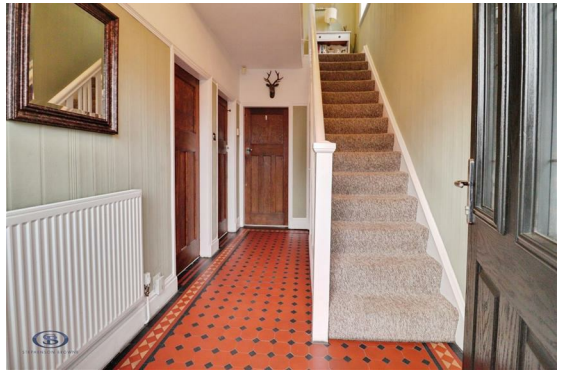
The accommodation begins with a welcoming entrance hall showcasing attractive original Minton tiled flooring and useful understairs storage. To the front of the property is a versatile reception room which could be utilised as a dining room, sitting room, playroom or home office. To the rear, the principal lounge provides a superb space for relaxing and entertaining, with a sliding door leading into the conservatory. Overlooking the rear garden, the conservatory creates an additional bright and airy reception area to enjoy throughout the year.

The kitchen has been tastefully updated and was installed approximately one year ago, providing a stylish and practical space for everyday living. A useful side entrance to the property leads into a rear lobby situated off the kitchen, offering access to a convenient ground floor W.C. and a versatile utility/storage space, ideal for busy family life. To the first floor are two













well-proportioned double bedrooms, a generous single bedroom and a modern shower room completing the accommodation.
Externally, the property continues to impress, benefiting from a large, private rear garden which enjoys an excellent degree of seclusion and is not overlooked from behind, making it ideal for families, gardening enthusiasts and outdoor entertaining.
A lengthy driveway provides ample off-road parking for multiple vehicles and leads to a detached garage, ideal for storage, workshop space or secure vehicle parking.













ROOM DESCRIPTIONS

Ground Floor

Entrance Hall
6'7" x 13'2"

Understairs Storage

Front Living Room
11'0" x 20'10"

Living Room
11'0" x 20'10"

Conservatory
10'6" x 7'10"

Kitchen
6'7" x 9'5"

Rear Entrance Way
5'0" x 2'9"

W.C.
3'2" x 5'0"

Utility/Storage Room
6'6" x 2'5"

First Floor

Bedroom One
12'9" x 9'10"

Bedroom Two
11'0" x 11'1"

Bedroom Three
6'7" x 9'4"

Shower Room
5'11" x 6'7"

External

Detached Garage
10'2" x 17'11"

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.

















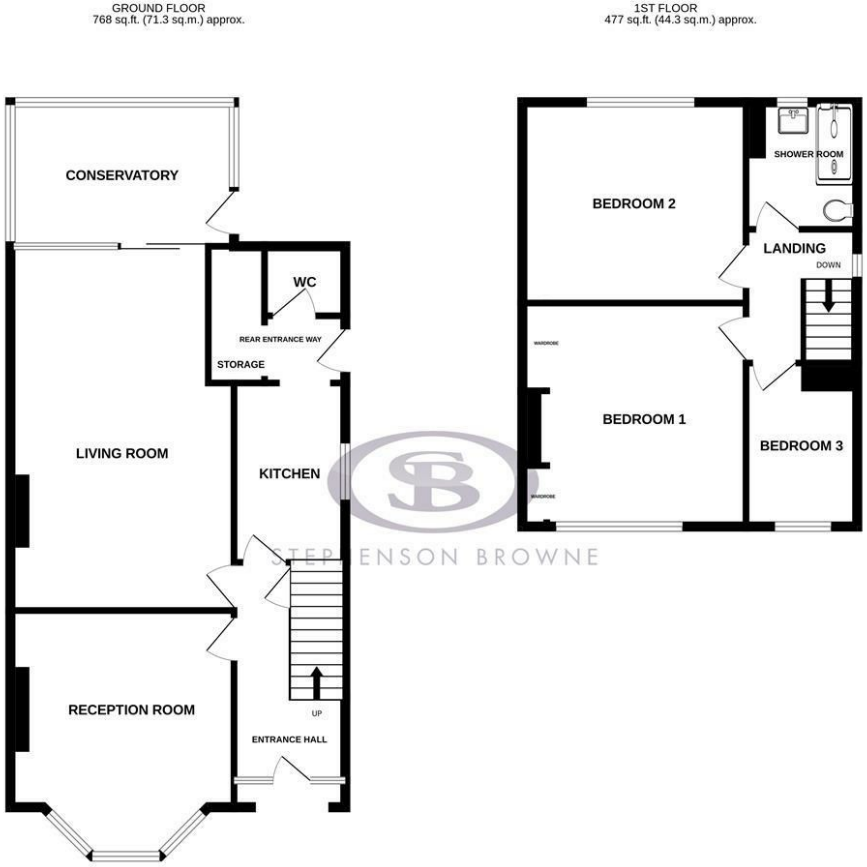


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Viewing

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

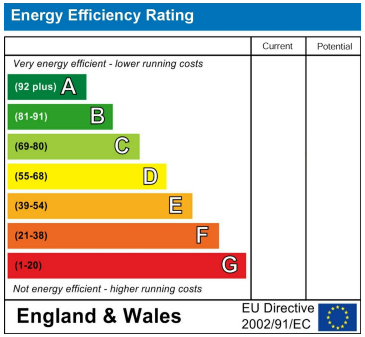
Floorplans

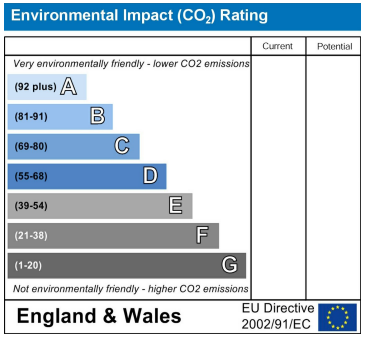


Area Map



EPC Rating





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