STEPHENSON BROWNE

Edward Avenue, Westlands, Newcastle-Under-Lyme

ST5 2HB

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Offers In Excess Of £450,000

DESCRIPTION

Detached Home | Prime Corner Plot | The Westlands | Period Features | No Onward Chain | Outstanding Potential

Occupying an impressive corner plot in the highly sought-after area of The Westlands, this charming three-bedroom detached home is offered to the market with no onward chain and presents a fantastic opportunity to create a truly exceptional family residence. Offering generous accommodation, beautiful original period features, wrap-around gardens and excellent scope for updating and personalisation, as well as the potential to remodel or extend (subject to the necessary planning permissions), this is the perfect home for buyers looking to create their dream property in one of Newcastle-under-Lyme's most desirable locations. A beautiful original wooden front door opens into an entrance porch with original Minton tiled flooring, leading into a spacious reception hall that immediately showcases the character and proportions of the home. To the front are two elegant reception rooms, both featuring large bay windows that fill the rooms with natural light. The generous dining room is ideal for entertaining, while the spacious living room benefits from double doors opening into the sun room with access to the garden. A second storm porch provides access to the downstairs WC, cloakroom and

spacious kitchen, complete with a large walk-in pantry and internal access back to the main hallway. Upstairs, the generous landing leads to three double bedrooms, a family bathroom and a separate WC. The two principal bedrooms are particularly spacious and both enjoy attractive bay windows, while the third bedroom offers flexibility as a nursery, home office or child's bedroom. Outside, the wrap-around gardens are divided into three distinct areas, including two lawned gardens and a private walled garden, offering excellent outdoor space for families and keen gardeners alike. The detached garage benefits from a useful basement, and the driveway provides ample off-road parking.

ROOM DESCRIPTIONS

Ground Floor

Entrance Porch
5'5" x 5'1"

Entrance Hall
13'10" x 10'11"

Dining Room
13'11" x 14'11"

Living Room
16'11" x 14'11"

Sun Room
23'0" x 9'0"

Kitchen
11'10" x 11'4"

Pantry
7'10" x 2'10"

W.C.
2'8" x 4'5"

Cloakroom
6'8" x 3'4"

Garage (With Basement)
10'4" x 19'7"

First Floor

Bedroom One
15'4" x 14'11"

Bedroom Two
13'10" x 14'9"

Bedroom Three
10'11" x 6'10"

Bathroom
7'0" x 8'10"

W.C.
5'0" x 2'10"

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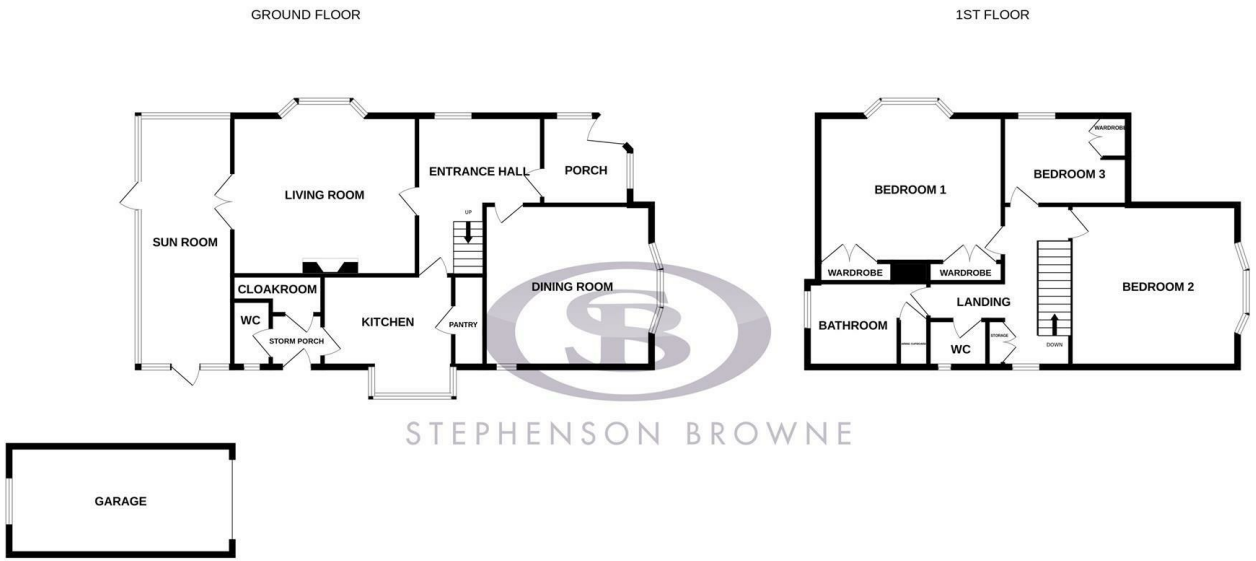
Viewing

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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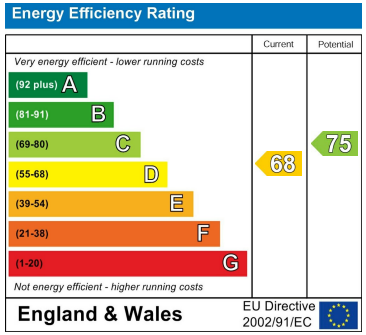
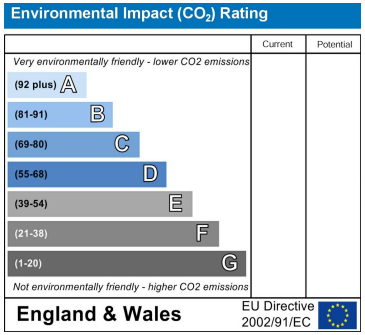
Area Map

EPC Rating





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