



Lancaster Road,
Newcastle-under-Lyme



OneAgency

01782 970222

hello@oneagencygroup.co.uk



Offers in Excess of £300,000

Stunning detached house situated in a sought after location, within close proximity to Newcastle-under-Lyme School and Royal Stoke University Hospital. The property has been extended by the current vendors and offers a large rear garden with its own outside bar and large brick built garage. Internally the property offers a fantastic open plan kitchen / living / family area and viewing is highly recommended for this property which is offered with no chain involvement.





Entrance Hallway

Door to side, radiator.

Cloaks

WC, hand wash basin, double glazed frosted window to the front, radiator, tiled floors.

LIVING ROOM

5.48m x 4.17m (18' 0" x 13' 8") Two radiators, double glazed windows to the front.

KITCHEN / DINER / FAMILY ROOM

6.58m max x 5.32m max (21' 7" x 17' 5") French doors to the rear, two radiators, part tiled walls, fitted with a range of wall, base and drawer storage units, under lighting, stainless steel sink and drainer unit with mixer tap, integral dishwasher, laminate floor.

UTILITY

2.64m x 1.56m (8' 8" x 5' 1") Wall mounted Worcester boiler, fitted units with stainless steel sink and drainer unit with mixer tap, plumbing for washing machine, laminate floor, tiled splash backs, radiator.

LANDING

Access to loft, double glazed frosted window to the side, built in storage.

MASTER BEDROOM

6.00m to wardrobes x 2.59m (19' 8" x 8' 6") Fitted mirror wardrobes, vertical wall mounted radiator, double glazed doors overlooking rear garden.



EN SUITE

4.39m x 2.77m (14' 5" x 9' 1") Shower cubicle with mains shower, hand wash basin, WC, heated towel rail, part tiled walls, tiled floor, double glazed frosted window to the rear.

BEDROOM 2

4.39m x 2.77m (14' 5" x 9' 1") Double glazed window to the front, radiator.

BEDROOM 3

2.38m x 2.63m (7' 10" x 8' 8") Double glazed window to the side, radiator.

BEDROOM 4

2.90m x 1.92m (9' 6" x 6' 4") Double glazed, radiator.

FAMILY BATHROOM

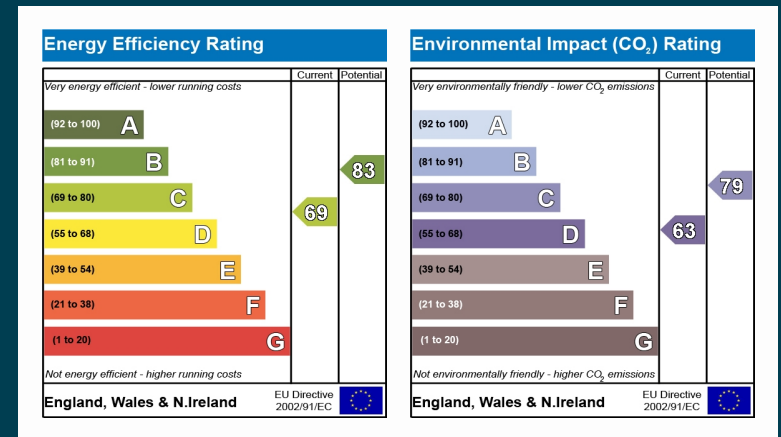
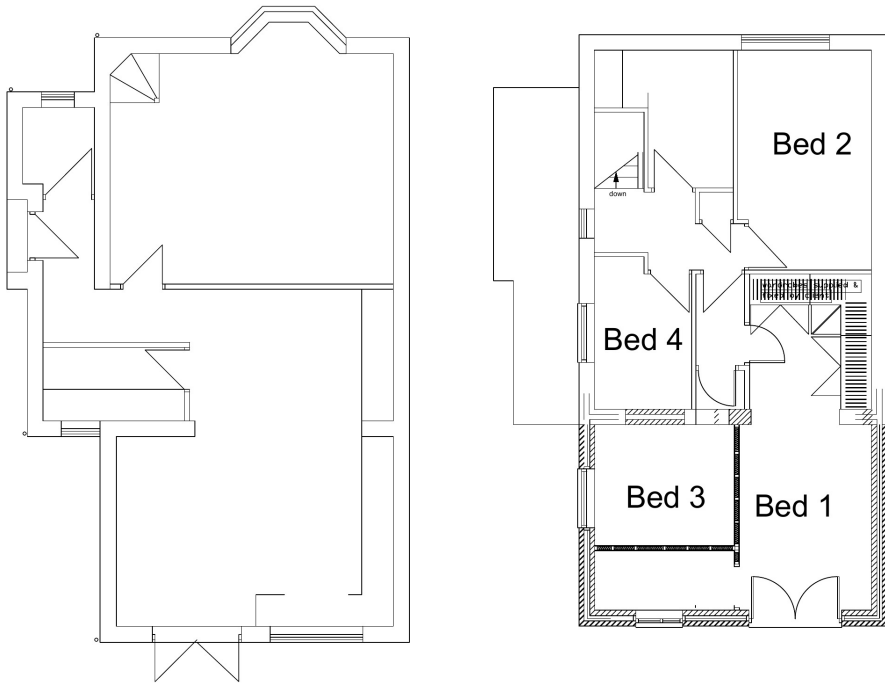
2.55m x 1.55m (8' 4" x 5' 1") Bathroom suite comprising of panelled bath with shower over, WC, hand wash basin. Heated towel rail, tiled walls.

GARAGE

5.25m x 2.57m (17' 3" x 8' 5") Detached brick built garage.

OUTSIDE

Large established rear garden with sitting area's and its own bar and large brick built detached garage. Ample off road parking.



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

01782 970222

hello@oneagencygroup.co.uk

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.