



Eleanor Crescent,
Westlands, Newcastle-
under-Lyme



OneAgency

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£950 pcm

Semi detached property located in the highly desirable location of the Westlands, close to local amenities and easy access to the major road networks. The property has recently been refurbished and benefits from a newly fitted kitchen and bathroom.





ENTRANCE HALL

2.11m x 4.10m (6' 11" x 13' 5")

Tiled floor, radiator, window to the side elevation, staircase off

DINING ROOM

3.43m x 4.09m Into Bay (11' 3" x 13' 5")

Stain glass bay window to the front elevation, carpeted, radiator.

LOUNGE

4.17m x 3.33m (13' 8" x 10' 11")

Carpeted, radiator, door leading to conservatory.

CONSERVATORY

1.93m x 3.43m (6' 4" x 11' 3")

Door leading to rear garden, tiled floor.

KITCHEN

2.18m x 3.15m (7' 2" x 10' 4")

Window to the side elevation, vinyl flooring, newly fitted kitchen comprising a range of wall, base and drawer storage units, stainless steel sink and drainer, integrated electric hob and oven, extractor fan.

REAR LOBBY

0.98m x 1.83m (3' 3" x 6' 0")

Vinyl flooring, side door leading to driveway and rear garden, window to the rear elevation. Store cupboard housing the boiler.

BEDROOM ONE

3.33m x 4.18m (10' 11" x 13' 9")

Window to the rear elevation, carpeted, radiator.

BEDROOM TWO

3.33m x 4.25m Into bay (10' 11" x 13' 11")

Stain glass & leaded window to the front elevation, carpeted, radiator.

BEDROOM THREE

2.31m x 2.21m (7' 7" x 7' 3")

Stain glass and leaded window to the front elevation, carpeted, radiator.

BATHROOM

2.19m x 2.05m (7' 2" x 6' 9")

Window to the rear elevation, vinyl flooring, newly fitted bathroom suite comprising of wash hand basin, bath with shower over.

W.C

0.90m x 1.35m (2' 11" x 4' 5")

Window to the side elevation, vinyl flooring, w.c

GARAGE

Detached garage.

EXTERIOR

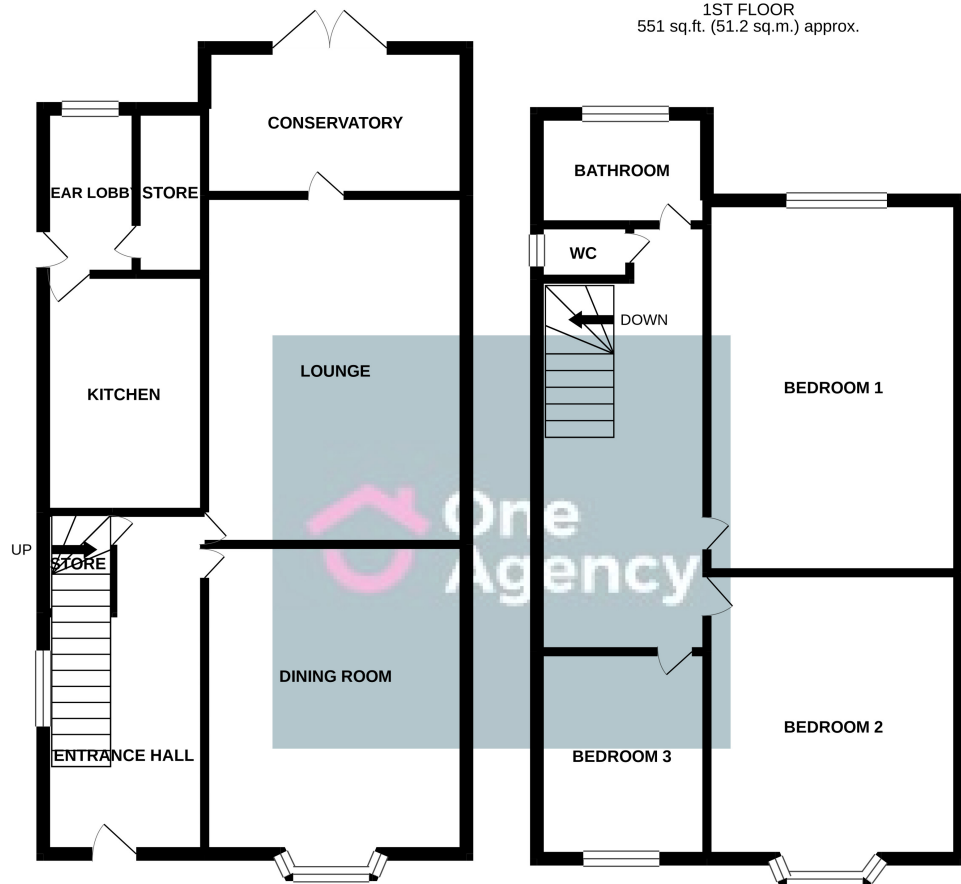
To the front of the property: Driveway leading to garage. The front garden is laid to lawn with well stocked shrub border.

To the rear of the property: There is a patio area, leading down to the garden are which is laid to lawn with well established boarders



GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.

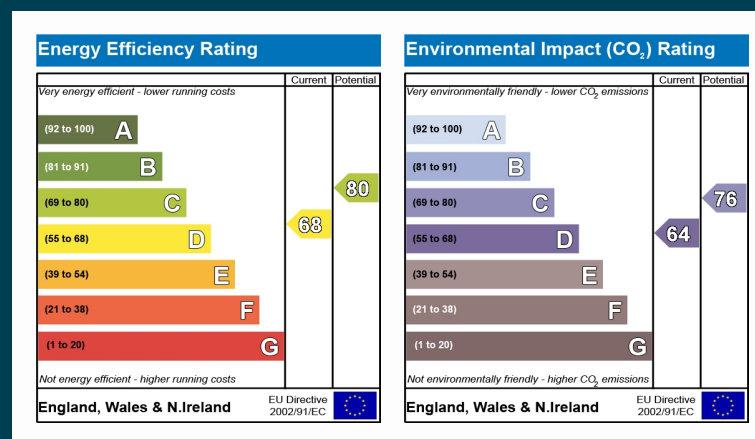
1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



THREE BEDROOM SEMI DETACHED HOUSE

TOTAL FLOOR AREA : 1172 sq.ft. (108.9 sq.m.) approx.

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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