



Paris Avenue,
Westlands, Newcastle-
under-Lyme



OneAgency

01782 970222

hello@oneagencygroup.co.uk



Offers in Excess of £325,000

A four bedroom detached residence in the sought after location of the Westlands. This property benefits from a block paved driveway, generous accommodation throughout and large rear garden with The Butts Bluebell Wood behind. A fantastic property for a family looking to upsize. Located close to Newcastle City Centre, commuter links and schools/Keele University. Viewing is highly advised. No Chain!





Ground Floor

Hallway

UPVC front door, storage cupboard and carpet flooring.

Lounge

4.76m x 3.70m (15' 7" x 12' 2") A double glazed window to the front, fireplace and surround and carpet flooring.

Kitchen

3.33m x 2.40m (10' 11" x 7' 10") A range of wall and base units with worktops, stainless steel sink basin, integral oven with gas hob, space for a fridge/freezer, storage with boiler, double glazed window and carpet flooring.

Dining Room

3.57m x 2.66m (11' 9" x 8' 9") A sliding door to the rear garden, under stairs storage and carpet flooring.

Porch

A porch from the kitchen with UPVC door to the garden.

First Floor

Bedroom One

3.70m x 3.32m (12' 2" x 10' 11") A double glazed window to the front, fitted wardrobe units and carpet flooring.

Bedroom Two

3.39m x 2.41m (11' 1" x 7' 11") A double glazed window to the rear and carpet flooring.

Bedroom Three

2.72m x 2.17m (8' 11" x 7' 1") A double glazed window to the front, storage cupboard and carpet flooring.

Bedroom Four

4.77m x 2.42m (15' 8" x 7' 11") A double glazed window to the front and rear and carpet flooring.

Shower Room

2.40m x 1.75m (7' 10" x 5' 9") A walk in shower unit with glass screen, vanity hand wash basin, double glazed window, tiled walls and vinyl flooring.

Seperate W/C

A low level W/C, double glazed window, tiled walls and carpet flooring.

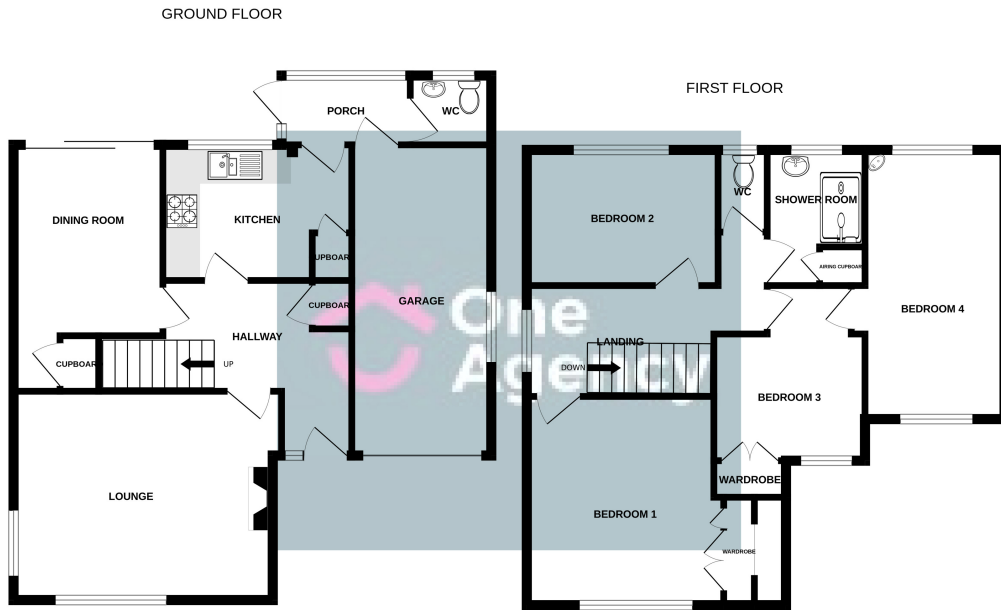
External

Front - A block paved driveway for off road parking and pebbled garden section.

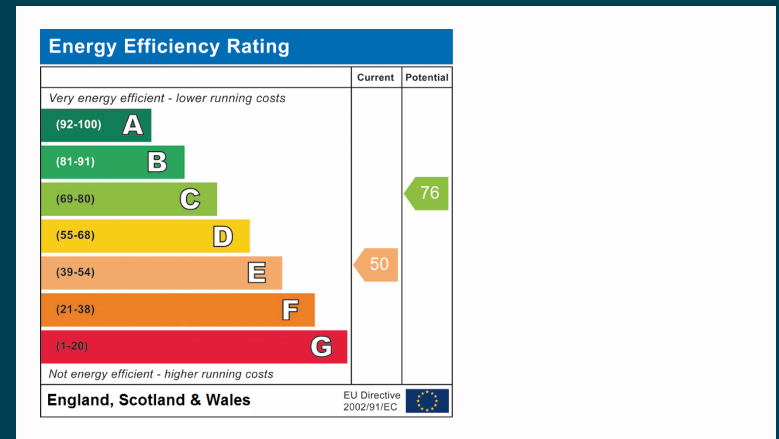
Rear - A paved patio area, space for a shed and large lawned garden with mature shrubs.

Garage -

5.67m x 2.51m (18' 7" x 8' 3") An electric door and electric power.



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

01782 970222

hello@oneagencygroup.co.uk

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