



Priory Road,
Westlands



OneAgency

01782 970222

hello@oneagencygroup.co.uk



Offers in Region of £525,000

An impressive detached residence in the highly sought after location of the Westlands. This property boasts both original features and a modern living style to suit all individual tastes. This property has large accommodation throughout including two reception rooms, kitchen/diner, ground floor shower room, four bedrooms, family bathroom suite and very large garage with electric roller door! Externally to the front the property benefits from a block paved driveway for multiple vehicles, shrubs and mature trees. The rear garden is private, well maintained and features a patio area, lawned section, pond and features mature shrubs and trees. This property has to be viewed to appreciate the original but modern feel and spacious size. Located close to excellent rated schools, Newcastle town centre and commuter links. Viewing is highly advised!





Ground Floor

Porch

2.10m x 1.03m (6' 11" x 3' 5") UPVC door, double glazed windows and vinyl flooring.

Hallway

An under stairs storage cupboard, alarm pad, radiator and original wooden flooring.

Shower Room

2.04m x 1.75m (6' 8" x 5' 9") A walk in shower unit with glass screen, hand wash basin with chrome mixer tap, low level W/C, black radiator, part tiled walls and vinyl flooring.

Reception Room One

4.37m x 4.06m (14' 4" x 13' 4") A double glazed bay window, open fire and surround, double doors to reception room two, radiator and parquet flooring.

Reception Room Two

4.73m x 3.39m (15' 6" x 11' 1") Double doors to the front and reception room one, multi-fuel fireplace and surround, grey radiator and carpet flooring.

Kitchen/Diner

6.93m x 3.01m (22' 9" x 9' 11") A range of wall and base units with worktops, inset sink basin with chrome mixer tap, space for double range oven, integral dishwasher, storage cupboard, chrome towel radiator, breakfast bar, space for dining table and chairs, double glazed windows and karndean flooring.

Pantry

4.38m x 1.53m (14' 4" x 5' 0") A useful space for storage and window to the rear with tiled flooring.

Rear Porch

UPVC door to the rear garden and minton tiled flooring.

First Floor

Bedroom One

4.38m x 4.06m (14' 4" x 13' 4") A bay window, radiator and carpet flooring.

Bedroom Two

4.39m x 3.01m (14' 5" x 9' 11") A double glazed window, radiator and carpet flooring.

Bedroom Three

3.03m x 2.30m (9' 11" x 7' 7") Original window, radiator and carpet flooring.

Bedroom Four

3.02m x 2.30m (9' 11" x 7' 7") Original window, radiator and carpet flooring.

Bathroom

3.44m x 1.79m (11' 3" x 5' 10") A white suite with bath and overhead shower unit, pedestal hand wash basin, low level W/C, bidet, chrome towel radiator, part tiled walls, airing cupboard, double glazed windows and vinyl flooring.

External

Front - A block paved driveway providing off road parking for multiple vehicles and mature shrubs and trees.

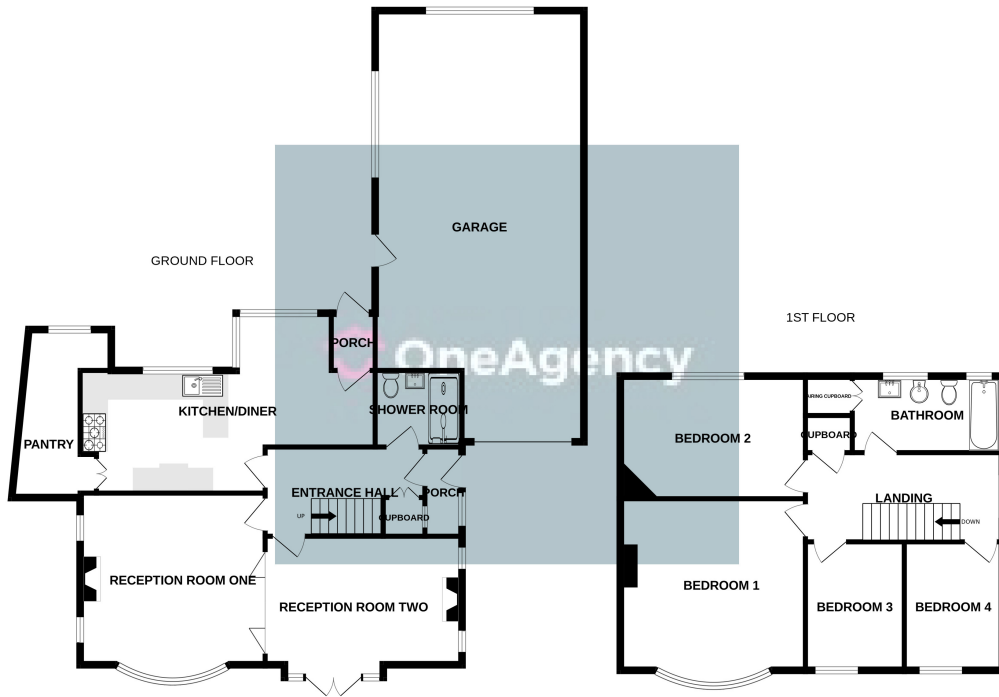
Rear - A block paved patio area, lawned garden area with pond and shed.

Garage

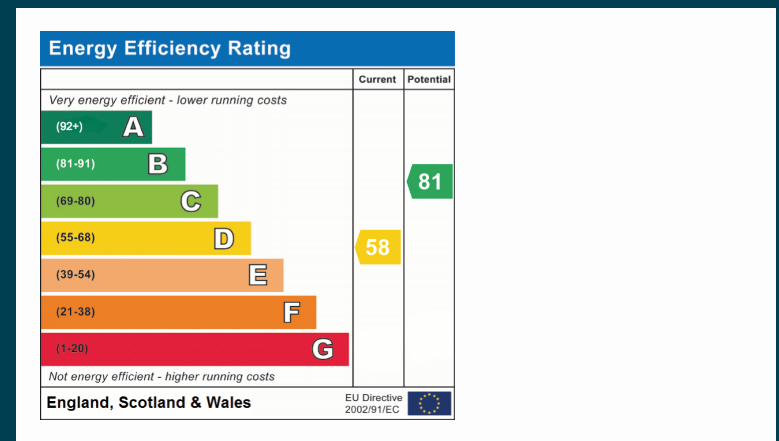
10.38m x 4.97m (34' 1" x 16' 4") An electric up and over door, UPVC side door, double glazed windows and plumbing for a washing machine.

AGENTS NOTES

The council tax band is F. The local authority is Newcastle-under-Lyme.



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.
Made with Metreplex ©2024



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.