



Galingale View,  
Newcastle-under-Lyme



**OneAgency**

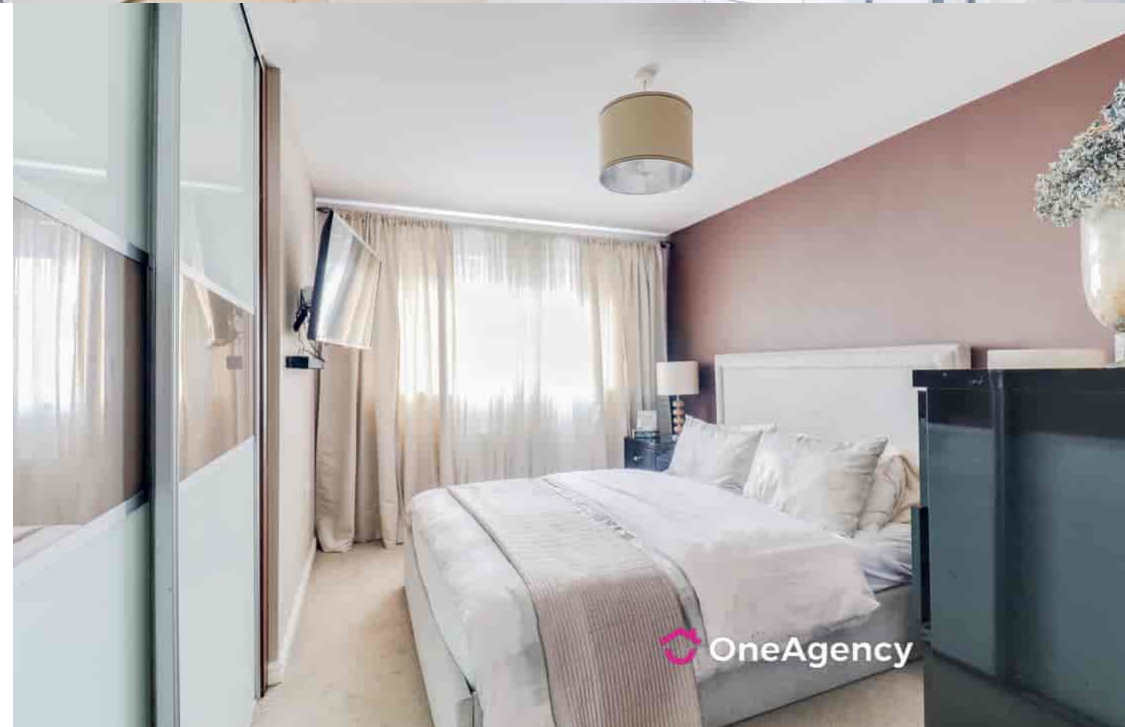
01782 970222

[hello@oneagencygroup.co.uk](mailto:hello@oneagencygroup.co.uk)



# Offers in Excess of £310,000

A very well presented four bedroom detached house in the popular location of Newcastle-under-Lyme. The property is situated near to Newcastle Town Centre, Keele University and Royal Stoke Hospital. An ideal property for someone looking to upsize. The property benefits from modern accommodation throughout with plenty of living space. Viewing is highly advised!





## Ground Floor

### Hallway

Entered through the front door, radiator and laminate flooring.

### Dining Room

2.95m x 2.68m (9' 8" x 8' 10") A double glazed bay window, radiator and carpet flooring.

### Reception Room/Storage

3.48m x 2.47m (11' 5" x 8' 1") A space for storage and laminate flooring.

### Guest W/C

1.82m x 1.10m (6' 0" x 3' 7") A low level W/C, pedestal hand wash basin, double glazed window, radiator and tiled flooring.

### Lounge

5.10m x 3.53m (16' 9" x 11' 7") French doors to the rear garden, radiator and wooden flooring.

### Kitchen

5.68m x 3.12m (18' 8" x 10' 3") A range of wall and base units with worktops, sink basin with mixer tap, integral oven and gas hob with extractor hood over, space for a fridge/freezer, plumbing for a washing machine, door to side, double glazed window, radiator and tiled flooring.

## First Floor

### Bedroom One

3.56m x 2.67m (11' 8" x 8' 9") A double glazed window, fitted wardrobe units, radiator and carpet flooring.

### En Suite

1.75m x 1.65m (5' 9" x 5' 5") A walk in shower unit, pedestal hand wash basin, low level W/C, radiator, double glazed window and tiled flooring



### Bedroom Two

3.30m x 2.55m (10' 10" x 8' 4") A double glazed window, fitted wardrobe unit, radiator and carpet flooring.

### Bedroom Three

3.38m x 2.52m (11' 1" x 8' 3") A double glazed window, fitted storage, radiator and carpet flooring.

### Bedroom Four

2.83m x 2.40m (9' 3" x 7' 10") A double glazed window, fitted wardrobe unit, radiator and carpet flooring.

### Bathroom

2.51m x 1.55m (8' 3" x 5' 1") A white suite with bath, pedestal hand wash basin, low level W/C, radiator, double glazed window and tiled flooring.

### External

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

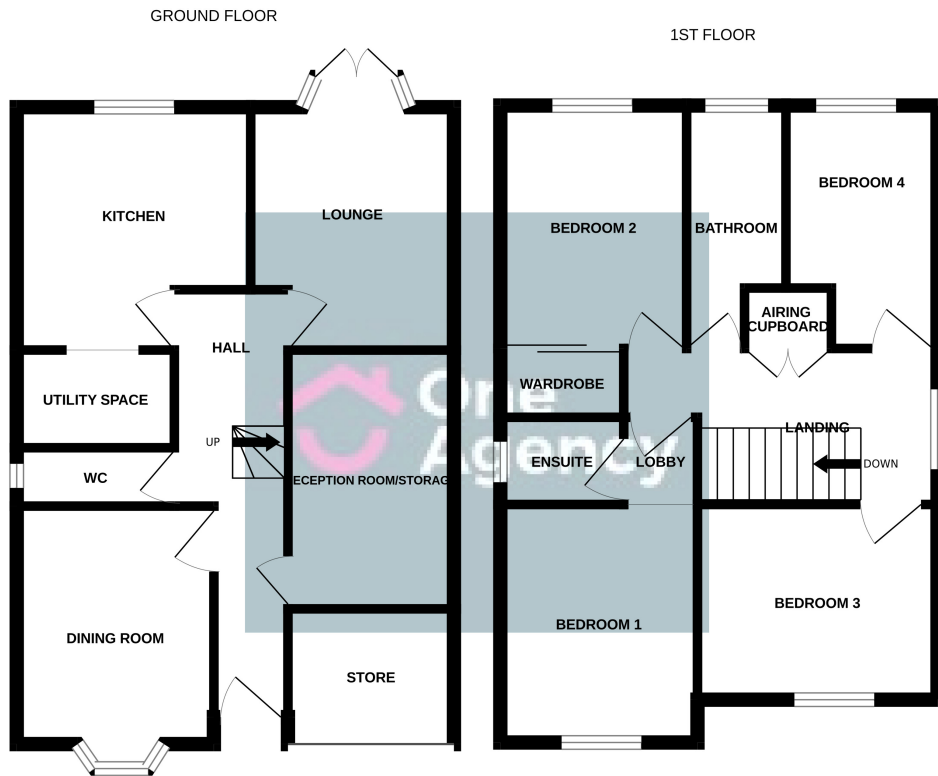
Rear - A patio paved area, lawned section, decked area with fenced borders.

### Storage

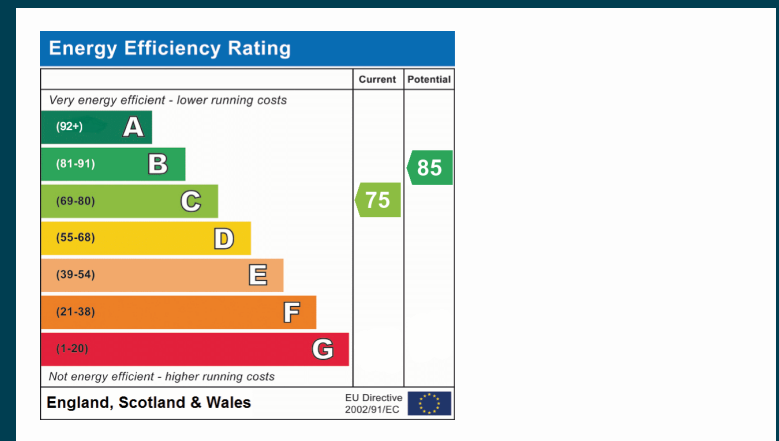
2.52m x 1.44m (8' 3" x 4' 9") Up and over door and electric power.

### AGENTS NOTES

The council tax band is E. 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.  
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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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