



Gallowstree Lane,
Westlands



OneAgency

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Offers in Excess of £375,000

A mature four bedroom detached residence in the sought after location of the Westlands. The property sits on a generous plot with a block paved driveway for off road parking, integral garage, generous accommodation throughout and stunning mature rear garden. An ideal property for someone looking to upsize. Located close Keele University and to Newcastle Town Centre, amenities, commuter links such as M6 and fantastic schools. Viewing of the property is highly recommended to appreciate the fantastic position.





Ground Floor

Entrance Porch

3.22m x 1.77m (10' 7" x 5' 10") UPVC front door, double glazed window and laminate flooring.

Hallway

UPVC door, under stairs storage cupboard, radiator and wooden flooring.

Guest W/C

2.38m x 0.88m (7' 10" x 2' 11") A low level W/C, hand wash basin, radiator and vinyl flooring.

Lounge

5.55m x 3.47m (18' 3" x 11' 5") A double glazed window to the rear, wood burner, radiator and carpet flooring.

Dining Room

3.75m x 3.48m (12' 4" x 11' 5") A sliding door to the rear garden, radiator and carpet flooring.

Kitchen

3.77m x 2.69m (12' 4" x 8' 10") A range of wall and base units with worktops, stainless steel sink basin, space for a cooker, plumbing for a washing machine and dryer, space for a fridge/freezer, UPVC side door, radiator and fully tiled flooring.

First Floor

Landing

Oak wooden banister, double glazed window, airing cupboard and carpet flooring.

Bedroom One

3.76m x 3.48m (12' 4" x 11' 5") A double glazed window to the rear, fitted wardrobe units, radiator and carpet flooring.

Bedroom Two

4.86m x 2.87m (15' 11" x 9' 5") A double glazed window to the rear, fitted wardrobe unit, radiator and carpet flooring.

Bedroom Three

3.77m x 2.71m (12' 4" x 8' 11") A double glazed window to the front, fitted wardrobe unit, radiator and carpet flooring.

Bedroom Four

3.55m x 2.71m (11' 8" x 8' 11") A double glazed window to the front, radiator, loft access with ladders which is boarded and houses the Ideal boiler and carpet flooring.

Bathroom

2.41m x 1.62m (7' 11" x 5' 4") A white suite with bath and overhead shower unit, pedestal hand wash basin, low level W/C, chrome towel radiator, part tiled walls, double glazed window and vinyl flooring.

External

Front - A block paved driveway providing off road parking for multiple vehicles.

Rear - A paved patio area, further lawned section with mature shrubs and trees and fenced borders.

Garage

5.40m x 2.73m (17' 9" x 8' 11") Up and over door and electric power.

Car Port

7.62m x 2.31m (25' 0" x 7' 7") Wooden gates to the front and useful space for storage.

Agents Note

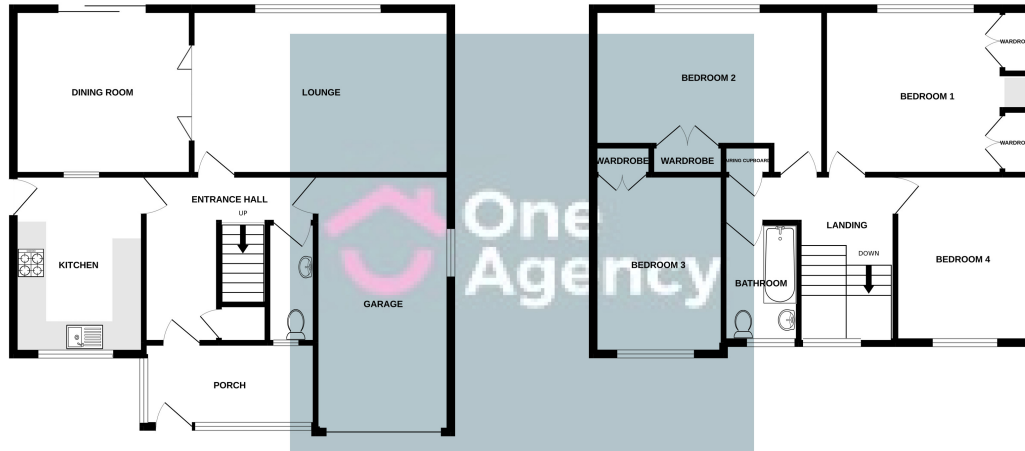
Local Authority Newcastle Under Lyme

Local authority reference number 01060962037002

Council Tax band E

GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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

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