



**FOLLOW**  **LLS**

90 Beresford Crescent, Newcastle - ST5 3RH

Offers Over £290,000

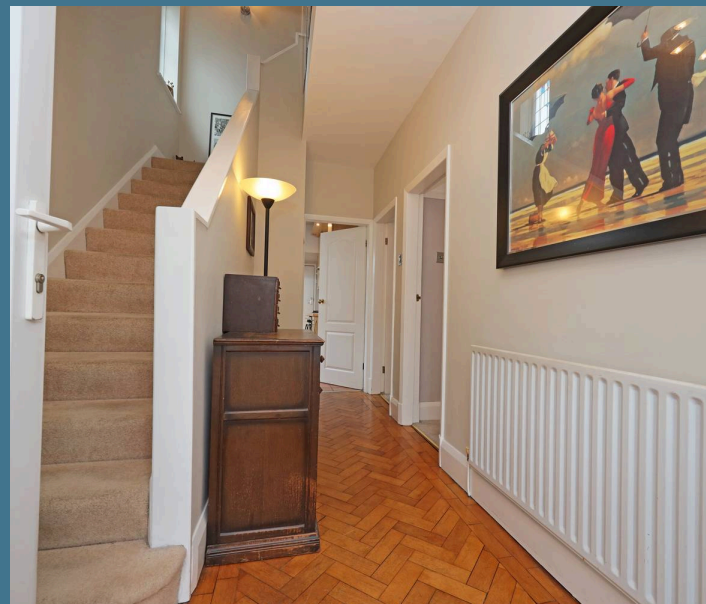


- Traditional Semi-Detached House
- Much Sought After Suburban Location
- Sunny, South Westerly Rear Garden
- Potential to Extend (Subject to PP)
- Three Bedrooms & Two Reception Rooms
- Off Road Parking and Single Garage

A traditional 1930s three bedroom semi-detached house located in a highly regarded and much sought after suburban location. The house has been generally well maintained by the current owners and offer tremendous potential for modernisation and extension subject to the necessary planning permission and building regulations.

Beresford Crescent is located in the heart of the Westlands and sits on a wide, tree lined avenue of similar houses just a mile from the town centre. Immediately local amenities include Langdale Primary School and Seabridge Primary School as well as the Roe Lane football fields, Westland sports ground and Newcastle under Lyme Golf Club.

The nearby town centre of Newcastle under Lyme provides a variety of specialist and High Street stores, bars, restaurants, and a number of supermarkets. Within a 5 to 10 minute drive, you'll find yourself in the middle of some beautiful countryside, ideal for picturesque weekend walks. The property is entered via a porch leading into a reception hall with stairs to the first floor. There are two good sized reception rooms with the front room having circular bay window whilst the back room opens into a lean-to glazed porch overlooking the rear garden .







The kitchen is fitted with wall and base units providing ample storage with integrated electric oven and grill, five ring gas hob with extractor hood above, drainer sink and space for fridge freezer. There is a useful under stair storage pantry along with an external door out to the side of the house. Completing the ground floor accommodation is a small utility and WC at the back of the kitchen (the WC is currently disconnected).

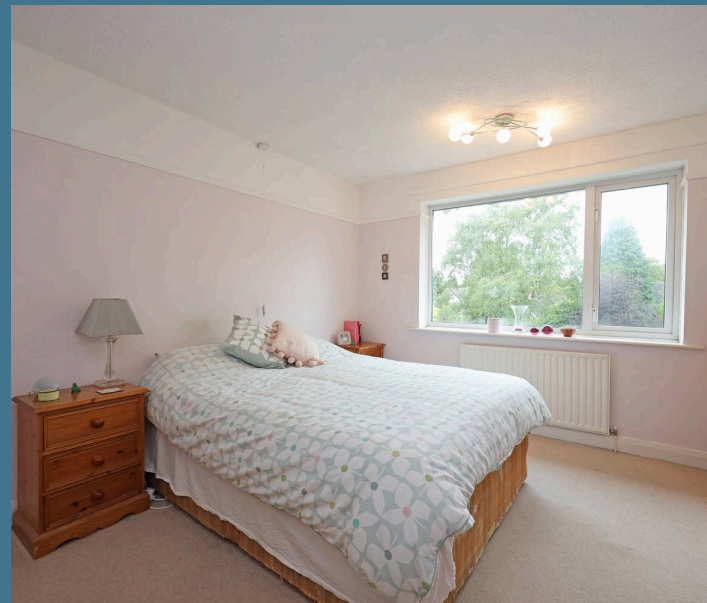
To the first floor the central landing gives access to three bedrooms, two of which are generous doubles with a useful third single. The family bathroom is fitted with white suite comprising bath, WC and wash basin. Outside a brick paved driveway provides off-road parking and leads down the side of the house to the detached brick built single Garage.

Note: the driveway narrows to 2.05m at the narrowest point. To the rear is a large raised seating area adjacent to the house with steps down to an extensive lawn with mature well stocked shrub borders.

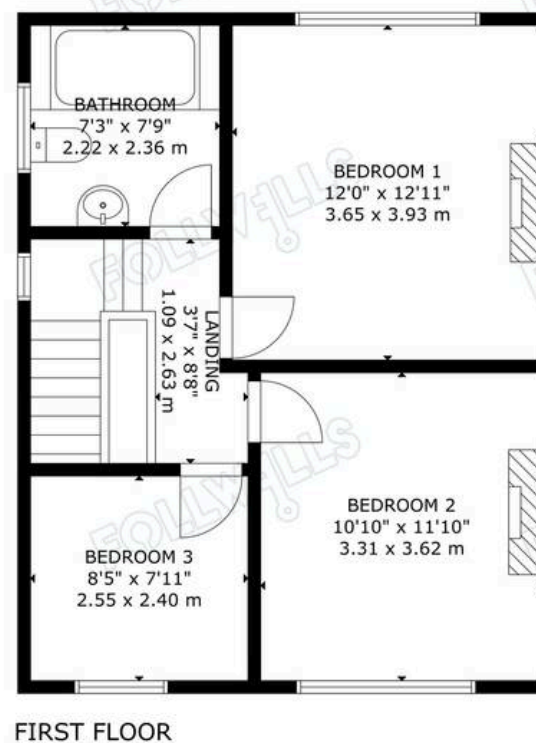
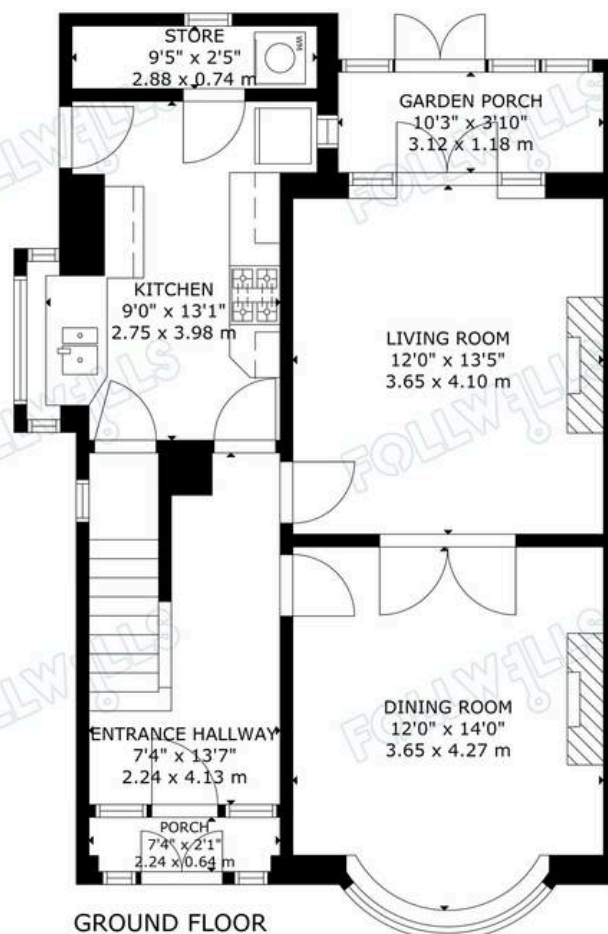
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E







**FOLLWELLS**

GROSS INTERNAL AREA  
TOTAL: 107 m<sup>2</sup>/1,158 sq.ft  
GROUND FLOOR: 61 m<sup>2</sup>/659 sq.ft, FIRST FLOOR: 46 m<sup>2</sup>/499 sq.ft  
EXCLUDED AREAS: GARAGE: 12 m<sup>2</sup>/133 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

**360**  
PICTURE UK