



FOLLWELLS

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62 Whitmore Road Hanchurch Crossroad, Newcastle - ST5 4DG

£265,000

- Extended Semi Detached House
- Generous Proportioned Accommodation
- Additional Utility/2nd Kitchen And Family Room/Study
- Three Double Bedrooms
- Ground Floor Shower Room And First Floor Bathroom
- Convenient Location For Main Road Networks

A traditional semi detached house conveniently located within close proximity to Junction 15 M6 and local main road networks. Having a pleasant aspect to both the front and rear to include partial views over Trentham Park golf course, particularly enjoyed from the first floor.

The property offers well proportioned family accommodation which includes three double bedrooms and a spacious through lounge with a large rear conservatory over looking the rear garden. It also benefits from a ground floor full depth side extension to create an additional family room/study (alternative ground floor fourth bedroom), extended kitchen/utility area doubling the size of the original kitchen and an additional ground floor shower room. Externally there is ample parking in front of the property and an enclosed garden to the rear.

Accommodation: –

Enclosed entrance porch with uPVC sliding door entrance. Reception hall with access to the through lounge, kitchen and family room/ study, with return staircase having under stairs store.

The through lounge enjoys a bay window overlooking the front and gas fire with Adam style surround/decorative inset. There are sliding patio doors opening to a large UPVC conservatory which has double patio doors opening out to the rear.





The kitchen has double doors opening onto the rear patio and is fitted with a range of work surfaces, cupboard/pan drawer units and integrated fridge and dishwasher. There is the additional benefit of a freestanding multi fuel cooking range with five burner gas hob and extractor. The kitchen also benefits from the extension with open archway through to a separate utility/2nd kitchen area having matching work surfaces, base units and large Belfast sink. There is space for further white goods with central heating boiler and additional access to the rear. Access is also obtained to a tiled ground floor shower room with walk-in mains shower cubicle, WC and vanity wash basin with recessed vanity mirror. Returning from the hallway and finishing off the benefits of the side extension, is an extremely useful additional family room/study with the potential alternative use as a ground floor fourth bedroom.

Accommodation to the first floor is accessed from a corridor landing with loft hatch and front facing window enjoying partial views over the golf course. There are three well proportioned double bedrooms all benefiting from a various range of fitted furnishings. Additionally there is a family bathroom, fitted with a modern three-piece suite.

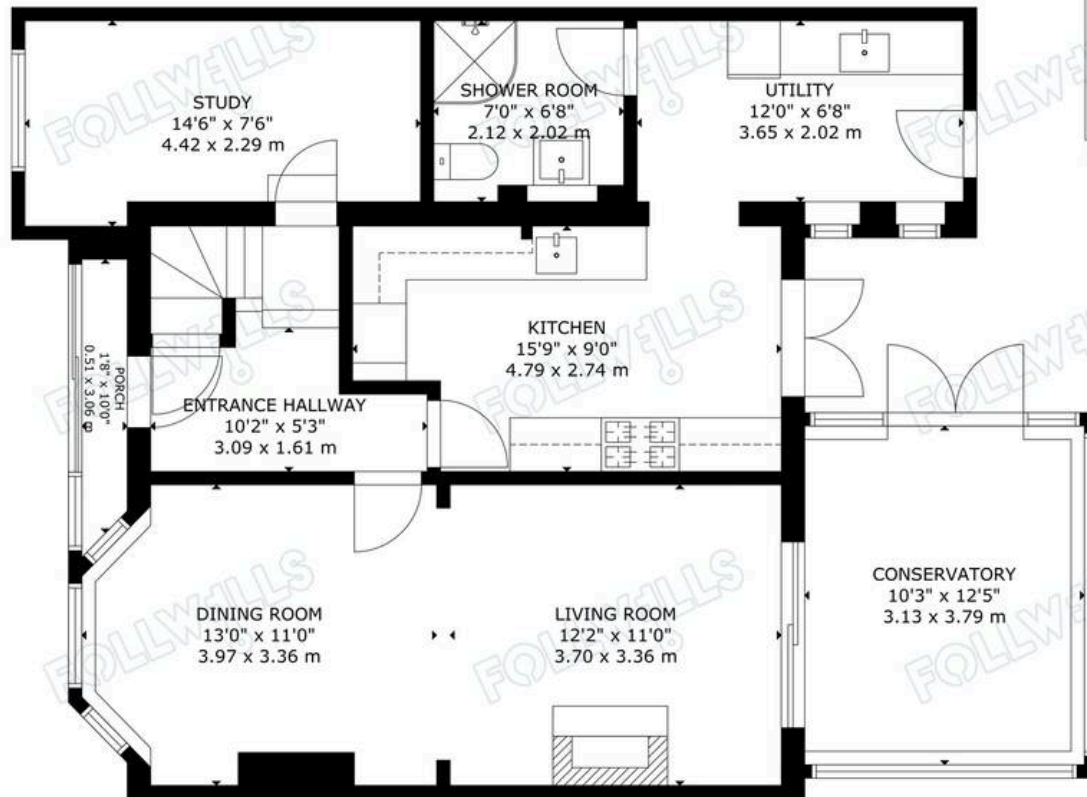


Externally, there is blocked paved parking to the front with double gates and shrub border/hedge screening. There is an enclosed garden to the rear with decking area and artificial grass with further steps down to a lawn area and a timber framed summer house. Within the rear garden is an original detached brick/tile garage (no longer having vehicle access) which now provides useful storage.

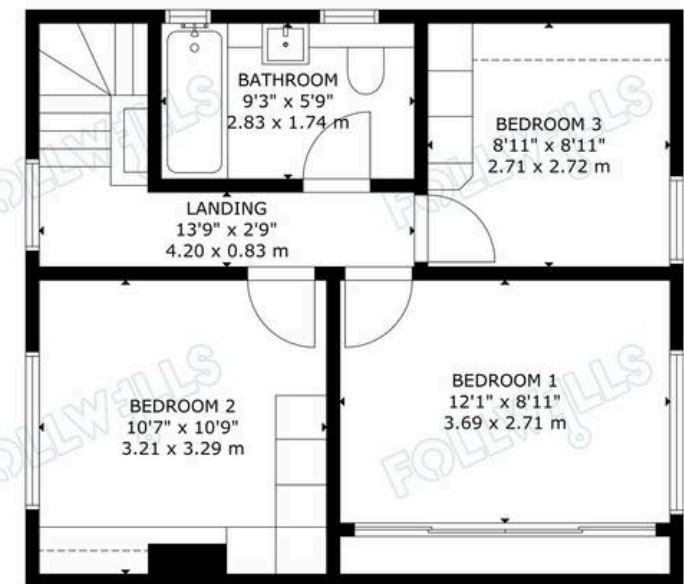
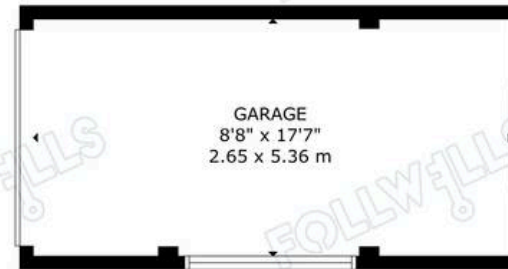
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR



FIRST FLOOR