



FOLLWELLS

15 St. Georges Avenue, Newcastle - ST5 8DB

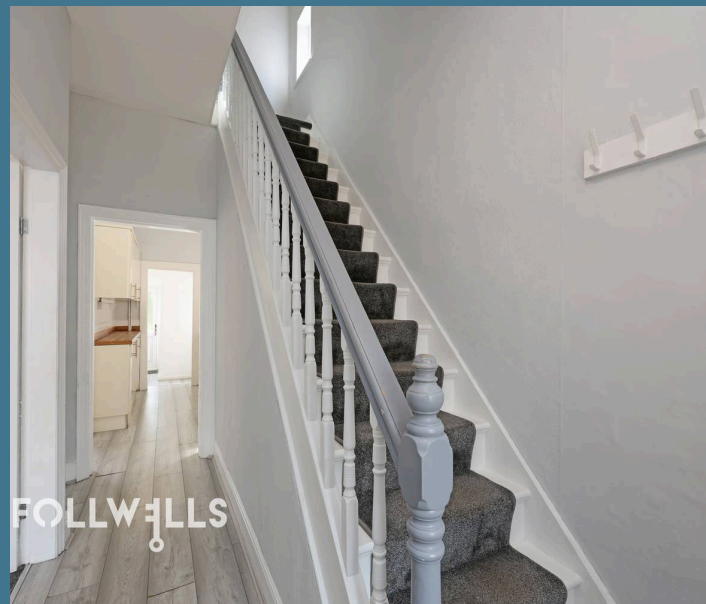
Offers Over £215,000

- Traditional Semi-Detached House
- Off Road Parking
- Large, Enclosed Rear Garden
- Two Reception Rooms
- Sought After Suburban Location
- Ideal for FTB or BTL Investor
- No Upward Chain

A traditional, three bedroom semi-detached house situated in a well regarded residential district on the outskirts of Newcastle under Lyme. The property has been well maintained by the current owners and benefits from off road parking and a large, fully enclosed rear garden.

Wolstanton provides a well established and quiet residential location with nearby amenities including Hempstalls Primary School, Merryfields School and Wolstanton High School along with Wolstanton Golf Club, The Marsh and Porthill Park Cricket Club. Newcastle-under-Lyme High Street is just over a mile away providing an extensive selection of specialist and High Street stores, bars and restaurants and supermarkets.

The property is approached over a gravel driveway providing off road parking with access down the side of the house through a new wooden gate leading to the rear garden. The front door sits beneath a storm porch and leads into the reception hall with stairs leading to the first floor. The front reception room has a square bay window, picture rail and coving.





The galley kitchen is fitted with wall and base units and has the benefit of a useful under stairs pantry. We believe the kitchen and dining room could be opened up to create a modern, open plan dining kitchen which could have doors opening to the rear garden. A rear porch/utility room and WC complete the ground floor accommodation.

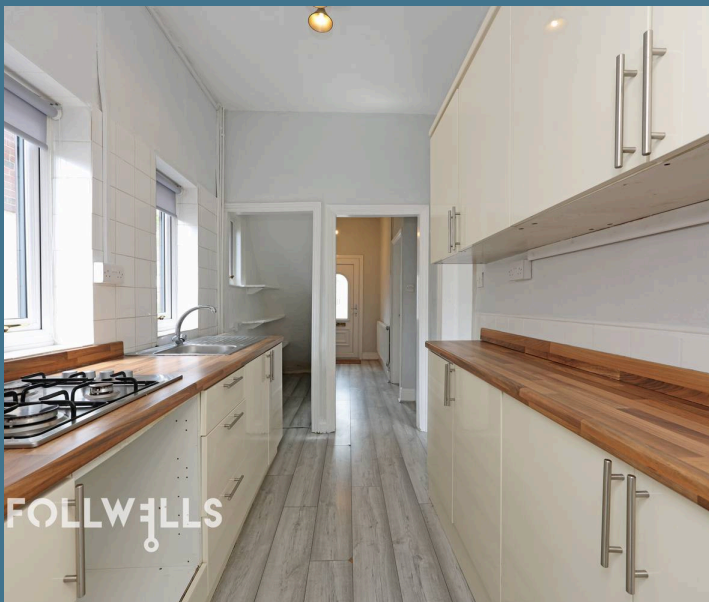
To the first floor are two double bedrooms looking out to the front and rear elevations and a smaller third bedroom which would be ideal as a nursery or home office. The family bathroom is fitted with a white suite comprising shower over bath, wash basin and WC.

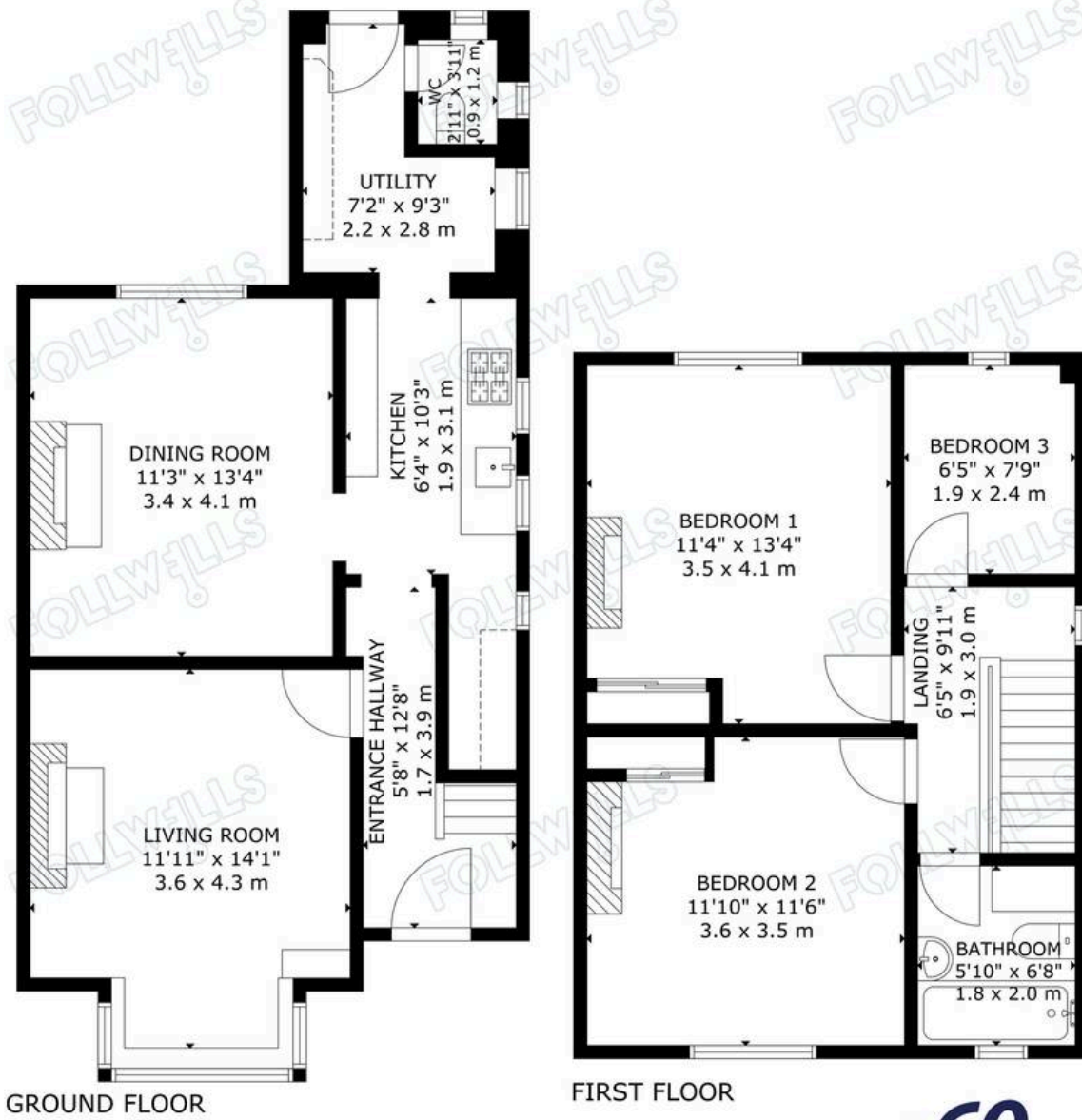
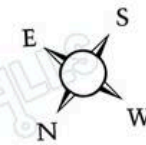
Outside, the rear garden is of an excellent size enjoying a sunny, Southerly aspect. There is a patio adjacent to the house with lawn beyond and a useful garden shed.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





GROSS INTERNAL AREA
 TOTAL: 93 m²/996 sq ft
 GROUND FLOOR: 50 m²/535 sq ft, FIRST FLOOR: 43 m²/461 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

