



FOLLWELLS

37 West Brampton, Newcastle - ST5 2BD
£175,000

- Spacious Period Terraced Property
- High Ceilings
- Four Large Bedrooms
- Town Centre Location
- Generous Garden Area
- No Upward Chain

A substantial period terraced property set just outside Newcastle-under-Lyme town centre, this home blends original character with generous proportions and notably high ceilings throughout. Positioned in a convenient residential area, it offers excellent access to local retail amenities as well as several family-friendly parks only a short distance away, making it an appealing choice for those seeking both space and practicality.

The property opens into a separate entrance hall featuring an original Minton tiled floor and an elegant archway detail framing the staircase to the first floor. From here, doors lead to the ground-floor reception rooms. The living room sits to the front, while the separate dining room provides a versatile entertaining space and includes access to the part-converted basement/cellar. This lower level offers a highly functional laundry and utility area, along with an additional storage room that presents strong potential for further conversion.





The kitchen, accessed via the dining room, is fitted with a range of wall and base units, integrated appliances and an extractor hood. To the rear, the outside space offers excellent scope, with room to create a patio and garden area. Brick-built outhouses remain in place and could be removed to maximise the garden or retained as useful storage. A gate leads to a shared passageway, adding further convenience.

The first-floor landing is impressively spacious, enhanced by a traditional balustrade with wooden spindles. Four good sized bedrooms provide flexible accommodation, all benefiting from the property's high ceilings, which add to the sense of light and volume. A separate WC with wash hand basin complements the family bathroom, fitted with a three-piece suite.

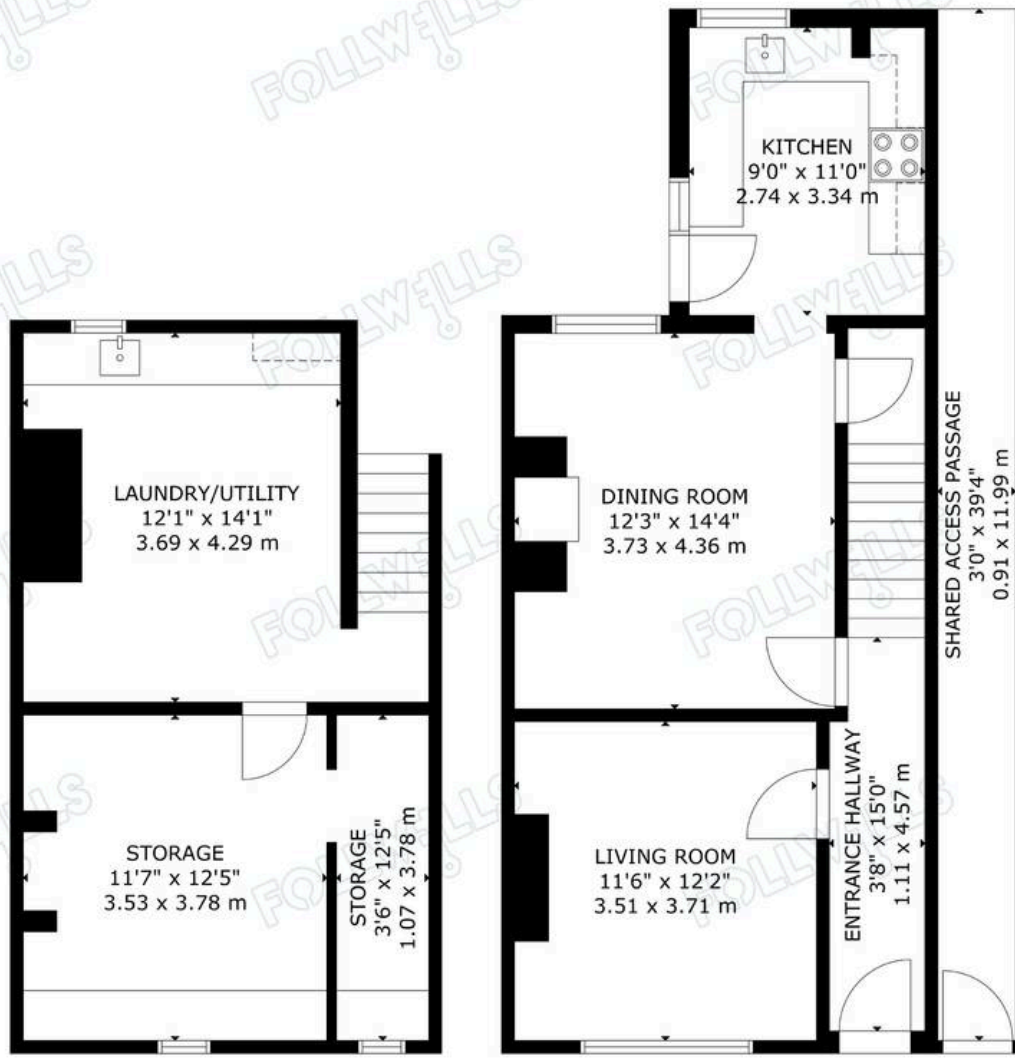
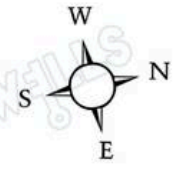
Overall, this is a deceptively spacious home offering character, versatility, and strong potential for enhancement.

Council Tax band: A

Tenure: Freehold

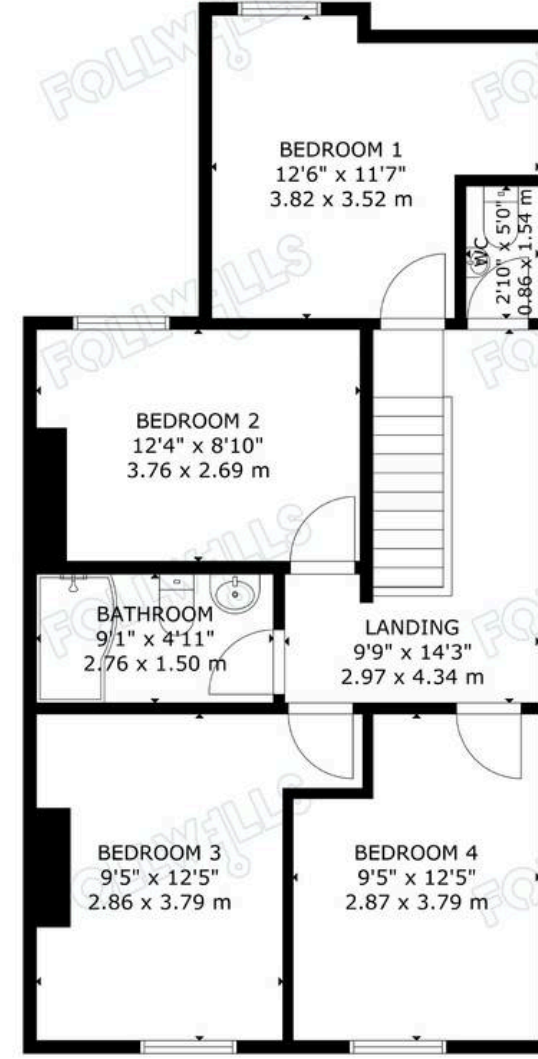
EPC Energy Efficiency Rating: C





BASEMENT

GROUND FLOOR



FIRST FLOOR



GROSS INTERNAL AREA
 TOTAL: 148 m²/1,591 sq.ft
 BASEMENT: 37 m²/402 sq.ft, GROUND FLOOR: 49 m²/525 sq.ft,
 FIRST FLOOR: 62 m²/664 sq.ft SHARED ACCESS PASSAGE: 11 m²/117 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

