

exclusive homes presented by
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£575,000

**1 Edward Avenue
Westlands
Newcastle
ST5 2HB**



- *Traditional Detached Family Home*
- *Six Bedrooms*
- *Modern Kitchen/Diner*
- *Three Reception Rooms*
- *Utility and Downstairs W.C*
- *Master Bedroom with En-Suite*

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It's all in the detail.

Heywoods 1881 are delighted to welcome to the exclusive homes sales market this substantial and beautifully presented six bedroom detached family home situated in the sought after and popular area of Westlands, close to nearby amenities, good local schools and within easy reach to Newcastle under Lyme town centre and useful road links such as A500 and M6. This stunning property has character, style and briefly comprises; entrance porch, entrance hall, three large reception rooms including, lounge, bay fronted dining room and games room/study, modern kitchen/diner, sunny conservatory, useful utility and W.C to the ground floor. To the first floor there are four bedrooms, the master bedroom boasts a beautiful en-suite bathroom with bath and separate shower, there is also a spacious family bathroom to the first floor with bath, walk in shower, low level W.C and wash hand basin. The adaptable second floor has two rooms which can be used as office/study space, hobby rooms or perfect for teenagers and also has a shower room with low level W.C, wash hand basin and shower. Benefiting from being on a corner plot, this beautiful home has lovely gardens and patio areas with ample driveway parking and carport. Early viewing is highly recommended!

ENTRANCE PORCH

With upvc door to front, windows to front, tiled flooring and door to entrance hall.

ENTRANCE HALL

14' 0" x 13' 10" (4.27m x 4.23m)

With wooden flooring, stairs to first floor, radiator, stained glass windows and door to front, coving and ceiling rose to ceiling, doors to study/games room, dining room, lounge, kitchen and W.C.

BAY FRONTED DINING ROOM

17' 7" x 16' 6" (5.38m x 5.05m)

With bay window to front, two radiators, carpet to floor, coving, picture rail and ceiling rose to ceiling, two windows to side, double doors to lounge and feature fireplace.

LOUNGE

16' 2" x 14' 8" (4.95m x 4.48m)

With upvc sliding doors leading onto rear garden, two windows to side, original feature fireplace, carpet to floor, coving, ceiling rose and picture rail, double doors leading into dining room and door to conservatory.

STUDY/GAMES ROOM

15' 9" x 8' 10" (4.81m x 2.70m)

With two windows to front, carpet to floor, coving to ceiling and radiator.

KITCHEN/DINER

18' 9" x 11' 10" (5.73m x 3.62m)

With a range of wall and base units, integrated double oven, warming draw, dishwasher, fridge, electric hob with extractor fan over, bowl and a half sink and drainer, window to rear, upvc door to rear, radiator, wood effect flooring, coving to ceiling, spotlights to ceiling, chrome heated towel rail and door leading to utility.

UTILITY ROOM

10' 8" x 6' 11" (3.26m x 2.12m)

With a range of wall and base units, space for washer, dryer and freezer, sink and drainer, upvc door to rear, window to rear, tiled floor, loft access and door to walk in storage cupboard.

W.C

7' 0" x 2' 7" (2.14m x 0.80m)

Fully tiled with low level W.C., wash hand basin, tiled floor and window to side.

CONSERVATORY

16' 6" x 7' 4" (5.04m x 2.24m)

With upvc door to rear, windows to side and two windows to lounge.

FIRST FLOOR LANDING

With carpet to floor, stained glass window to side, stairs to second floor, radiator, coving to ceiling and doors to four bedrooms and family bathroom.

MASTER BEDROOM

16' 4" x 13' 1" (4.98m x 3.99m)

With window to rear, carpet to floor, radiator, built in wardrobes, coving to ceiling and door to en-suite.

EN-SUITE

11' 10" x 8' 10" (3.62m x 2.71m)

With bath, walk in shower, wash hand basin, low level W.C., two chrome heated towel rails, window to rear and wood effect flooring.

BEDROOM TWO

14' 2" x 12' 5" (4.34m x 3.81m)

With window to front, carpet to floor, radiator, coving to ceiling, built in wardrobes and wash hand basin.

BEDROOM THREE

15' 7" x 8' 11" (4.75m x 2.74m)

With window to front, carpet to floor and radiator.

BEDROOM FOUR

10' 6" x 8' 10" (3.21m x 2.71m)

With window to front and side aspect, carpet to floor, radiator, coving to ceiling and built in wardrobes.

FAMILY BATHROOM

11' 10" x 7' 4" (3.61m x 2.25m)

With walk in shower, bath, low level W.C., wash hand basin, tiled flooring, chrome heated towel rail, radiator, coving to ceiling, spotlights to ceiling and window to rear.

SECOND FLOOR LANDING

With carpet to floor, doors to bedrooms five and six and shower room.

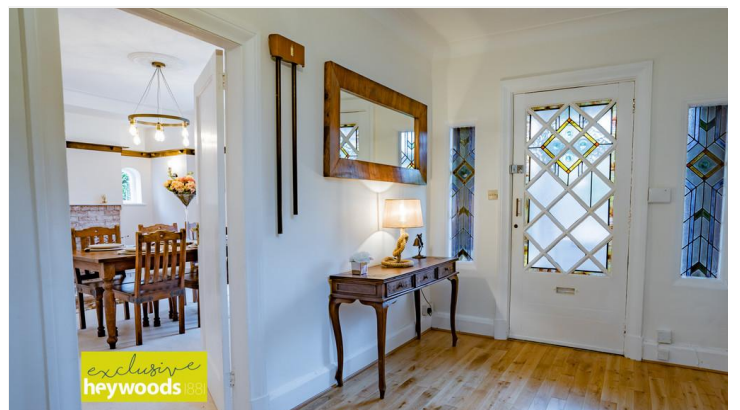
BEDROOM FIVE

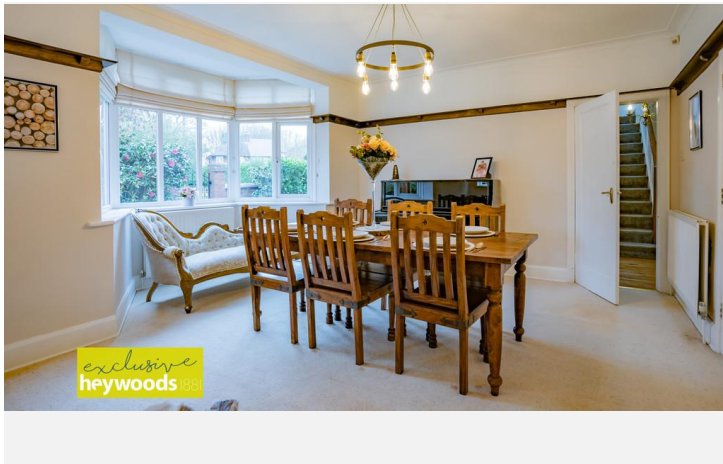
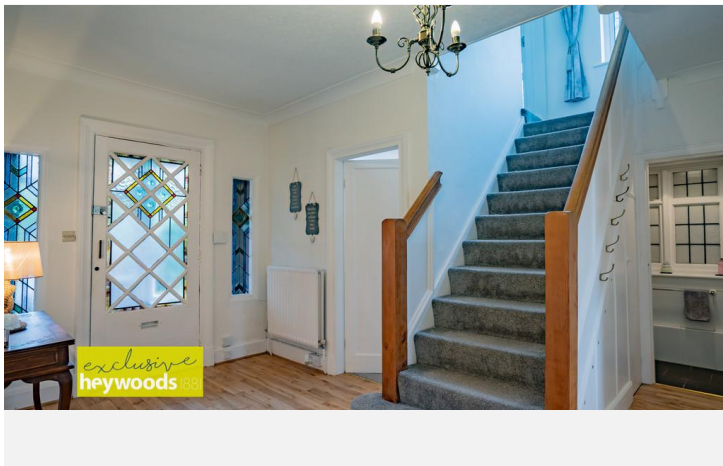
13' 3" x 8' 9" (4.06m x 2.68m)

With two Velux windows, radiator, carpet to floor, three doors to ward storage and loft access.



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of your
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Harry
Newcastle

After three months with another agent there was little interest, so we switched to Heywoods and it was like night and day. Viewings picked up immediately and all three were sold in a surprisingly short time. The feedback and service from the team was excellent.

Elizabeth
Hanford

Within the first week, I had 11 viewings, all promptly arranged. By the second week I had 3 offers of full asking price on my house! The Heywoods team have all been great from start to finish. They've kept me updated, listened to my concerns and held my hand through what can be a very stressful time. I would recommend Heywoods to anyone who wants a professional, friendly and hassle-free service.