



## Galingale View | Newcastle | Staffordshire | ST5 2GR

£800 pcm

Early viewing is essential to avoid disappointment! Modern three bedroom family home that is ideally located on the popular Milliners Green development that is just a short distance to the town centre and local amenities. Finished to a high standard throughout this property will not be available for long!

- Early Viewing Advised
- Modern End Town House
- Three Bedrooms
- En-suite To Master Bedroom
- Gardens To The Front And Rear



Early viewing is essential on this modern and neutral three bedroom family home that is ideally located on the highly sought after Milliners Green development. With the town centre of Newcastle being just a 5 minute drive away where there are many shops, bars and restaurants the property could not be better located. It is also just a short drive to main commuting links so would also be perfect for those that need to commute.

Early viewing is essential to avoid disappointment, so please call the friendly team today to book your viewing NOW!

### ENTRANCE HALL

Front entrance door, upvc window to the side, power points, light fitting, radiator, smoke alarm and stairs to first floor.

### WC

Upvc window to the front, vinyl flooring, low level WC, pedestal wash hand basin, light fitting and radiator.

### LOUNGE

12' 0" x 14' 2" (3.66m x 4.32m)

Upvc window to the front, carpet flooring, radiator, light fittings, power points, alarm system and understairs storage cupboard.

### DINING ROOM

7' 1" x 8' 9" (2.16m x 2.67m)

Upvc patio doors to the rear, carpet flooring, light fitting, radiator and power points.

### KITCHEN

7' 7" x 8' 8" (2.31m x 2.64m)

Fitted kitchen comprising wooden wall mounted and base units, stainless steel sink and drainer unit, integrated gas hob, cooker and extractor hood, Glow Worm boiler, washing machine, under counter fridge, upvc window to the rear, vinyl flooring, power points and light fitting.

### FIRST FLOOR LANDING

Upvc window to the side, carpet flooring, smoke alarm, light fitting, power points, radiator and storage cupboard.

### BEDROOM ONE

8' 4" x 11' 10" (2.54m x 3.61m)

Upvc window to the front, carpet flooring, light fitting, power points and radiator. Access to en-suite.

### ENSUITE

6' 10" x 2' 7" (2.08m x 0.79m)

Suite comprising walk in shower cubicle, low level WC, pedestal wash hand basin, radiator, light fitting and extractor fan.

### BEDROOM TWO

8' 9" x 8' 6" (2.67m x 2.59m)

Upvc window to the rear, radiator, light fitting, power points and carpet flooring.

### BEDROOM THREE

6' 6" x 9' 5" (1.98m x 2.87m)

Upvc window to the front, light fitting, power points, carpet flooring and radiator.

### FAMILY BATHROOM

6' 1" x 5' 5" (1.85m x 1.65m)

White suite comprising low level WC, pedestal wash hand basin, panelled bath, part tiled walls, vinyl flooring, upvc window to the rear, light fitting and extractor fan.



GROUND FLOOR  
APPROX. FLOOR  
AREA 352 SQ. FT.  
(32.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 334 SQ. FT.  
(31.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 686 SQ. FT. (63.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2018

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential

The Estates Offices  
Blackfriars Road  
Newcastle Under Lyme  
Staffordshire  
ST5 2EB

www.heywoodsproperty.co.uk  
lettings@heywoodsproperty.co.uk  
01782 617343

DISCLAIMER: All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.