

Is this the one?



£495,000

**Chantry Road
Newcastle ST5
2EU**



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- Individually Designed Detached Property
- Three Bedrooms
- Separate Annexe with Kitchen/Bedroom/Shower Room
- Open Plan Fitted Kitchen/Diner/Family Room
- Utility Room & Downstairs Shower Room
- Integral Garage

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It's all in the detail.

Heywoods are delighted to welcome to the sales market this individually designed detached property located in the leafy sought after residential suburb of Westlands.

Occupying a corner plot in a small cul-de-sac, this much loved family home is handily placed close to local schools, amenities, nearby town of Newcastle and has access to the popular 'Three Parks'. Spacious and versatile this is a unique property boasting a lounge/diner, downstairs shower room, three bedrooms (one with balcony), separate annexe with shower room, kitchen and bedroom, open plan kitchen/diner/family room, utility room, integral garage and family bathroom.

Externally there is a mature, large private enclosed rear garden with additional garden to side and driveway to the front. Early inspection is advised to avoid disappointment!

STORM PORCH With tiled floor covering

RECEPTION HALL With original Parquet floor covering, heating control, walk in closet, original stained glass feature window

DOWNSTAIRS SHOWER ROOM 10' 5" x 3' 3" (3.2m x 1.0m) Fully tiled with original stained glass feature window, shower cubicle, wash hand basin, WC, shaving point, extractor fan

FITTED KITCHEN/DINER 0' 0" x 0' 0" With a range of base and wall units, one and half sink with mixer tap, space for freestanding fridge/freezer, integrated oven with electric hob and extractor over, granite worktops, slate tiled floor covering, recessed LED lights, bay window to front

FAMILY ROOM 16' 0" x 14' 5" (4.9m x 4.4m) (measurement reduces to 2.0) With slate floor covering, built in cupboard housing the boiler, patio doors providing

access to the garden, window to the side

UTILITY ROOM 6' 10" x 5' 6" (2.1m x 1.7m) With a range of base and wall units, space and plumbing for a washer and drier, fluorescent tube light fitting, window to side

INTEGRAL GARAGE 18' 4" x 9' 6" (5.6m x 2.9m) With lighting, power, up and over door to the front, 2 x windows to the side

LOUNGE/DINER 21' 7" x 19' 0" (6.6m x 5.8m) (measurement reduces to 3.9)

With open hearth and brick surround, built in shelving, coving, windows to side, sliding doors providing access to the garden

ANNEXE (BEDROOM/LOUNGE/KITCHEN) 25' 3" x 10' 5" (7.7m x 3.2m) (plus hallway with own separate entrance) With sliding doors providing access to the garden, kitchen area with base and wall units, tiled splashbacks, sink with mixer tap

SHOWER ROOM TO ANNEXE 8' 10" x 3' 3" (2.7m x 1.0m) Fully tiled with shower cubicle, wash hand basin WC, window to side, extractor fan

LANDING With window to side, loft access, smoke alarm

FAMILY BATHROOM 7' 6" x 6' 2" (2.3m x 1.9m) Fully tiled with bath and shower over, wash hand basin, WC, wall mounted mirrored cabinet with recessed lights, frosted window to the side, recessed LED lights

BEDROOM 12' 9" x 10' 9" (3.9m x 3.3m) With built in storage cupboard/wardrobe, windows to front and side

MASTER BEDROOM 16' 4" x 10' 9" (5.0m x 3.3m) With built in wardrobe/storage, doors providing access to balcony overlooking the garden

BEDROOM 12' 5" x 7' 10" (3.8m x 2.4m) With built in wardrobe/storage, window to side and rear

EXTERNALLY Mature, well established private rear garden, garden to side, driveway providing parking to the front



Can you
picture
yourself
here?



Selling & letting
homes throughout
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Cheshire.



How much would
I get to rent this
property?

hey let's talk to our
lettings guru and find
out...



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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.