



52 Paris Avenue

Westlands, Newcastle, ST5 2RQ

Offers In Excess Of £265,000

# Property Features

- Four Bedroom Detached Property
- Generous Lounge With Doors To Rear
- Two Reception Rooms
- Fitted Kitchen
- Downstairs WC
- Two Garages ( One Integral)
- Master Bedroom With Shower Cubicle
- Family Bathroom
- Sought After Residential Location



# Full Description

Heywoods are delighted to welcome to the sales market with the benefit of no upward chain this spacious four bedroom detached property located in the highly regarded residential area of Westlands, handily placed close to local schools and amenities. This much loved family home offers versatile and spacious living accommodation which would now benefit from some internal modernisation to bring it more up to date. The accommodation comprises; open porch, entrance hall, fitted kitchen, generous lounge, dining room, downstairs WC, integral garage, to the first floor there are four bedrooms one with shower cubicle and family bathroom, Externally there is a private enclosed rear garden with additional brick garage and driveway to the front providing off road parking. Viewing is highly recommended!

## OPEN PORCH

## ENTRANCE HALL

With useful downstairs storage cupboard

## FITTED KITCHEN

12' 1" x 8' 10" (3.7m x 2.7m)

Fully tiled with a range of base and wall units, sink, space for free standing appliances, plumbing for washer machine, boiler, fluorescent tube light fitting, Upvc window to front and door providing access to the side

## DINING ROOM

12' 1" x 11' 1" (3.7m x 3.4m)

With Upvc double glazed doors providing access to the garden, sliding doors lead to;

## LOUNGE

21' 7" x 17' 8" (6.6m x 5.4m)

(measurement reduces to 3.7)

With coal effect feature fire and surround, coving, wood panelling, Upvc window to rear and additional side window

## DOWNSTAIRS WC

7' 6" x 2' 7" (2.3m x 0.8m)

With frosted window to front, WC, wash hand basin

## INTEGRAL GARAGE

With up and over door to front

## LANDING

With smoke alarm , window to side, loft access



#### BEDROOM

11' 5" x 7' 6" (3.5m x 2.3m)

With built in wardrobes, window to front

#### BEDROOM

13' 5" x 11' 1" (4.1m x 3.4m)

With built in wardrobes, window to rear

#### BEDROOM

13' 5" x 11' 1" (4.1m x 3.4m)

(plus shower recess)

With built in wardrobes, window to rear, single shower cubicle



#### BEDROOM

12' 1" x 8' 10" (3.7m x 2.7m)

With built in wardrobes, window to front

#### FAMILY BATHROOM

7' 10" x 4' 11" (2.4m x 1.5m)

Fully tiled with WC, wash hand basin, bath with hand held shower attachment, frosted window

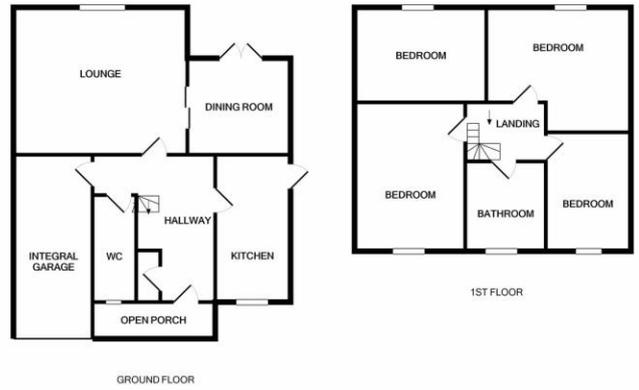
#### EXTERNALLY

Private enclosed well established, mature rear garden with lawn, patio, pathway, additional brick built garage with up and over door and window to rear, lawn to front with driveway providing off road parking for several vehicles



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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 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.

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