



FOLLWELLS

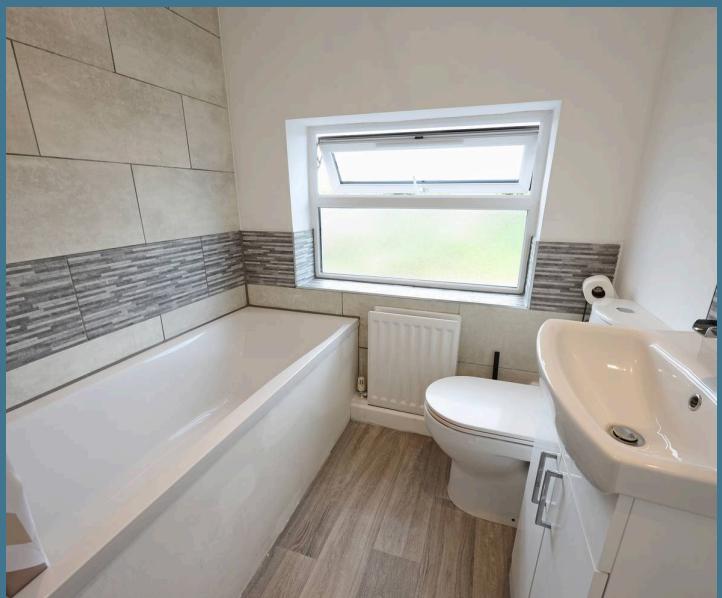
46 Mayfield Place, Newcastle - ST5 9LZ
£225,000

A traditional semi detached family house situated on a quiet road in the popular and convenient location of May bank. The current owners have completed an extensive program of refurbishment and modernisation including refitted kitchen and bathroom, replacement windows, complete redecoration and replacement of floor coverings throughout as well as creating a double driveway and landscaping the rear garden.

The house is entered via an entrance hall with composite door and stairs leading to the first floor. There is a useful ground floor WC located under the stairs. The spacious open plan lounge diner measures almost 6.5 m in length providing a bright and airy living room with windows to three sides and a media wall with built-in storage cupboards and shelving. This wall also incorporates a contemporary electric fire.

The kitchen looks out over the rear garden and is fitted with an extensive range of wall and base units with wood effect worktops incorporating ceramic drainer sink. There are space for an electric range cooker with extractor hood over space for fridge freezer and plumbing for washing machine and tumble dryer a window and glazed door lead out to the rear patio.





To the first floor or two generous double bedrooms along with a third small single room or box room. The bathroom is fitted with a contemporary white suite comprising panel bath, vanity wash basin and WC. Outside at the front of the house is a gravel driveway providing off-road parking for two vehicles and an EV charging point. An access path leads down the side of the house to the fully enclosed rear garden which provides a paved seating area adjacent to the house with steps down to a lower deck and the lawn beyond. To the side is a raised bed and the garden is surrounded by timber panel fencing.

Mayfield place is located within the heart of Maybank on the outskirts of Newcastle under Lyme. The house is within an easy walking distance of extensive local amenities including schools, pubs, shops and the green space of Wolstanton Marsh

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

