



FOLLOW  **LLS**

5 Durham Grove, Newcastle - ST5 3DE
£215,000

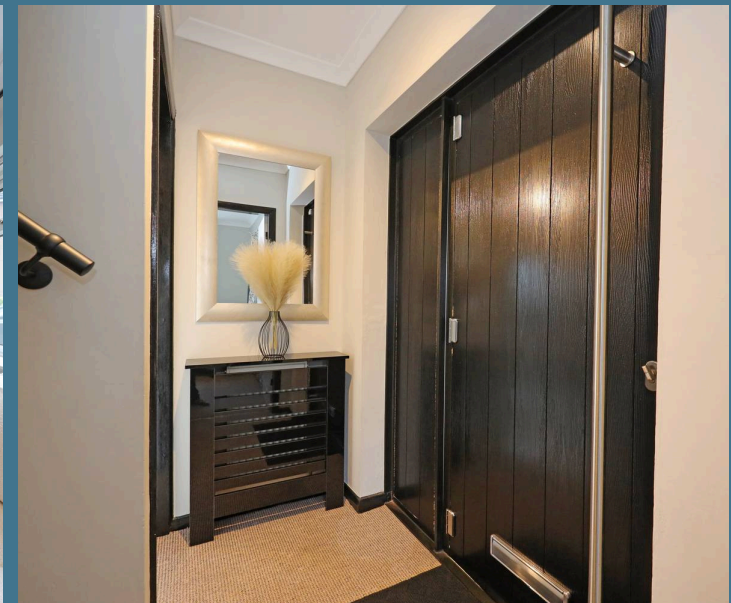
- Three Bedroom Semi Detached House
- Modern Well Presented Interior
- Quiet Cul-De-Sac Position
- Off-Road Parking
- Enclosed Family Rear Garden
- Far Reaching Townscape Views To Rear
- Popular And Convenient Location

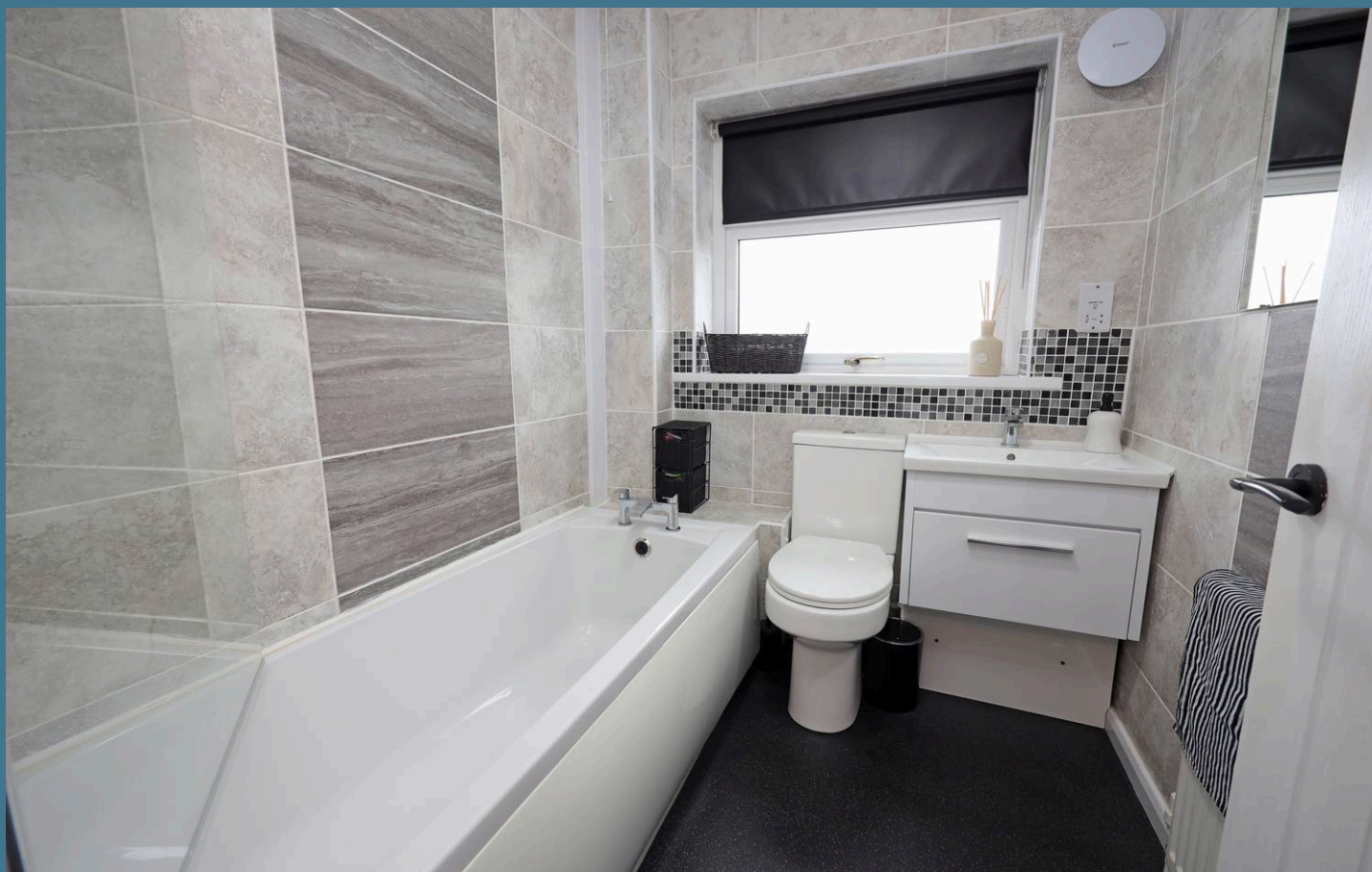
A well presented three bedroom semi detached house with spacious living room and family dining kitchen having direct access onto the rear garden. There are three practical sized bedrooms and a modern fitted bathroom to the first floor. Outside there is ample parking and a good size enclosed rear garden which is not directly overlooked, enjoying partial far reaching views across town.

The property holds pleasant and quiet cul-de-sac position within this popular and most convenient development for town, major road links and is a short distance away from the Royal Stoke Hospital. Local shops/amenities are also within walking distance.

Accommodation: –

Side entrance with composite door opening into hallway. Spacious living room with modern upright radiators and a large picture window overlooking the front aspect. The dining kitchen is ideal for a family and is fitted with a modern range of cream gloss units with large format tiled flooring and further modern upright radiator. There is a sink with a hose mixer tap, integrated electric oven and ceramic hob and space/plumbing for washing facilities. Additionally there is a useful under stairs storage space and large sliding patio doors open onto rear garden timber decking.





The first floor landing has ladder access to useful floorboard loft. The main bedroom is fitted out with wardrobes having mirror fronts to one wall and features a ceiling to floor picture window to enjoy the far reaching townscape views. The second double bedroom also has a built-in double wardrobe with outlook to the front with a third practical size family bedroom has similar view. The modern tiled bathroom includes electric shower over bath with splash screen.

The property stands on a good size rectangular plot with ample parking and open plan lawn front. At the rear is a good size enclosed lawn family garden with timber deck with rain cover and gravel patio areas. There is a timber shed and a useful additional aluminium store.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



