

# heywoods



**240 Newcastle Road**

Trent Vale , , ST4 6NY

**Offers In Region Of £149,950**







- Extended Bay Fronted Semi-Detached
- Modernised Throughout
- Luxuriously Appointed Ground Floor Bathroom
- Modern Fitted Kitchen/Diner
- Three Bedrooms
- Upvc Double Glazing & Combi Boiler
- Rear Garden With Gated Access
- Off Road Parking
- Close To Royal Stoke Hospital
- Commuting Links To A34/A500/M6

### The Accommodation:

This extended traditional three bedroom semi detached property is located in the popular and convenient location of Trent Vale, close to local amenities, schools, nearby town of Newcastle, within easy reach of the Royal Stoke Hospital and with excellent commuting links to A34/A500/M6. Fully modernised throughout and with off road parking to the rear this family home offers well planned accommodation comprising; entrance hall, bay fronted lounge, rear lobby leading to luxuriously appointed family bathroom, modern fitted kitchen/diner, walk in pantry, to the first floor there are three bedrooms. Externally there is a private enclosed rear garden with gated access to the rear where there is off road parking provided. Viewing is highly recommended!

ENTRANCE HALL With Upvc front door, alarm panel

BAY FRONTED LOUNGE 16' 4" x 12' 9" (5m x 3.9m)  
(measurement into bay)

With feature log effect electric fire and surround, laminate floor covering, Upvc double glazed bay window to the front

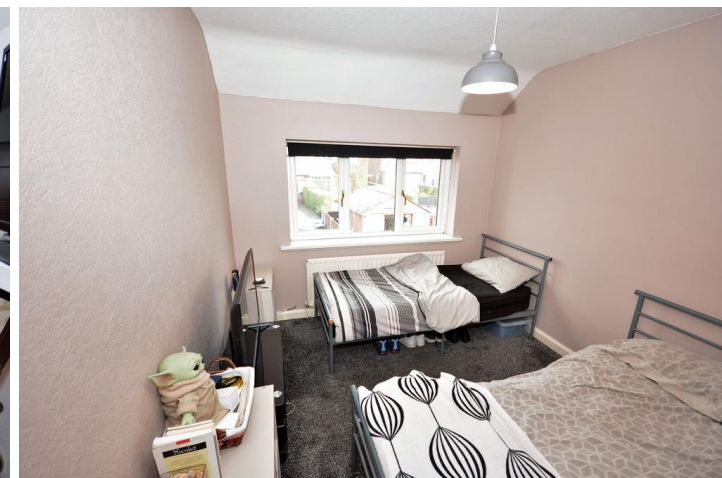
REAR LOBBY LEADING TO; With tiled floor covering

LUXURY FAMILY BATHROOM 16' 4" x 5' 10" (5m x 1.8m) With D shape bath and modern waterfall mixer tap, double shower cubicle with rainfall shower head, WC, wash hand basin with high gloss vanity unit, additional storage, chrome towel radiator, tiled floor covering, Upvc double glazed frosted window to the rear

MODERN FITTED KITCHEN 19' 8" x 9' 2" (6m x 2.8m) With a range of high gloss base and wall units, under cupboard and plinth lighting, integrated oven, electric hob and modern extractor over, integrated dishwasher, feature radiator, sink with mixer tap, space for freestanding appliances, recessed spotlights, 2 x sky lights, walk in pantry, tiled floor covering, Upvc double glazed window to the rear, door providing access to the side

LANDING With Upvc double glazed window to the side, loft access (boarded), smoke alarm

MASTER BEDROOM 16' 0" x 10' 5" (4.9m x 3.2m) With 2 x Upvc double glazed windows to the front





**High**  
demand  
for **similar**  
properties

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**to BUY & LET**



**heywoods**

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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 are 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