

exclusive homes presented by
heywoods |88|



£375,000

**31 Chester Crescent
Westlands
Newcastle
ST5 3RT**



3



1



1

- *Extended semi-detached family home*
- *Large open plan Kitchen/dining/family room*
- *Three good sized bedrooms*
- *Luxury four piece family bathroom*
- *Sought after residential area*
- *Sunny rear garden with tandem garage and outdoor office*

heywoods |88|

It's all in the detail.

Heywoods1881 are delighted to bring to the market this stunning semi-detached family home in the highly regarded residential area of The Westlands, Newcastle under Lyme. The property has been extended to create an amazing open plan kitchen/dining/family room offering a fantastic entertaining space with bi-fold doors onto the sunny rear garden. The current owners have taken great care and attention when refurbishing the property, resulting in a show home finish throughout. The property is also fitted with a CCTV security system and alarm providing a high degree of safety and piece of mind for the new owners.

ENTRANCE HALL

Composite entrance door with UPVC double glazed obscure panels to side, UPVC double glazed obscure window to side, under stairs store, laminate flooring, radiator, door to kitchen, lounge and guest WC.

LOUNGE

15' 0" x 17' 5" (4.580m x 5.328m)

UPVC double glazed bay window to front, tray ceiling, radiator.

KITCHEN/DINER/FAMILY ROOM

21' 2" x 16' 0" (6.474m x 4.890m)

UPVC double glazed window to rear, UPVC double glazed entrance door to side, UPVC double glazed bi-fold doors to rear garden, two velux windows, range of wall and base units with tiled splash back, centre island with breakfast bar and solid wood worksurface, sink and drainer, integrated appliances including wine chiller, fridge/freezer, dishwasher, five ring gas hob, double oven, smeg extractor hood, space and plumbing for washing machine, part tiled and part laminate flooring,

GUEST WC

5' 7" x 2' 8" (1.727m x 0.821m)

UPVC double glazed obscure window to side aspect, close coupled WC, wash hand basin built into vanity unit, tiled floor.

LANDING

UPVC double glazed window to side, loft access, access to three bedrooms and family bathroom.

BEDROOM ONE

12' 2" x 13' 7" (3.709m x 4.156 maxm)

UPVC double glazed window to front, radiator.

BEDROOM TWO

10' 1" x 13' 7" (3.097m x 4.147m)

UPVC double glazed window to rear, radiator.

BEDROOM THREE

8' 4" x 8' 11" (2.556m x 2.733m)

UPVC double glazed window to front, radiator.

LUXURY FAMILY BATHROOM

15' 6" x 9' 10" (4.739m x 3.022m)

Two UPVC double glazed windows to rear, partly tiled walls with travertine tiles, large double shower cubicle with waterfall shower head, cistern enclosed WC, his and hers sinks built into vanity units, freestanding roll top bath, heated mirror, built in waterproof television

with sky tv, chrome heated towel radiator, radiator, tiled floor.

GARAGE

Up and over garage, three UPVC double glazed windows to side, power and lighting

STUDY

13' 1" x 8' 0" (3.996m x 2.441m)

Located at the rear of the garage allowing an ideal opportunity for people working from home, wishing to keep work and home life separate! Wired with ethernet cabling, two UPVC double glazed windows, UPVC double glazed entrance door, wall mounted electric heater, laminate flooring.

OUTSIDE

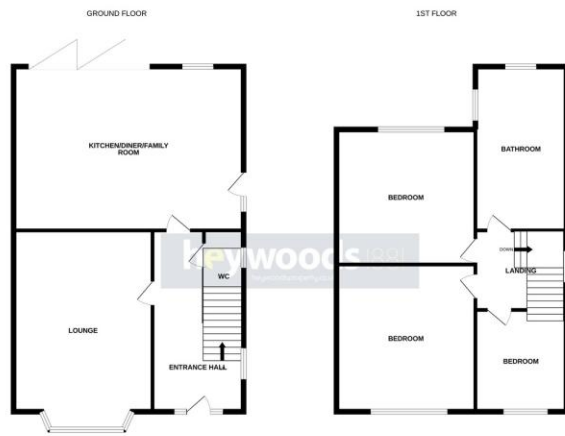
Beautiful cobalt black Indian stone paved driveway with traditional cobble edging stones providing off road parking for two vehicles, hedges to boundary, dwarf wall allowing for shrubs and bushes. To the side and rear of the property, the paved driveway continues allowing access to the tandem garage and rear garden. To the rear is an exceptionally sunny paved seating area, leading directly from the kitchen with steps down to the lawned garden with barked children's play area at the bottom of the garden, hedges to boundary.



**Property
of your
dreams?**







Whilst every effort has been made to ensure the accuracy of the floorplan, Heywoods Property Services Ltd does not accept any liability for any errors or omissions. This plan is for guidance only and should not be used as a basis for any offer or contract. The agent will not be responsible for any loss or damage caused by any error or omission. Made with MyPlan (2022) 11-01-2022

Selling exclusive homes throughout Staffordshire & Cheshire.



heywoods | 881

%epcGraph_c_1_323%

The Estate Offices
Blackfriars Road
Newcastle-under-Lyme
Staffordshire
ST5 2EB

01782 617343

heywoodsproperty.co.uk



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.

Harry
Newcastle

After three months with another agent there was little interest, so we switched to Heywoods and it was like night and day. Viewings picked up immediately and all three were sold in a surprisingly short time. The feedback and service from the team was excellent.

Elizabeth
Hanford

Within the first week, I had 11 viewings, all promptly arranged. By the second week I had 3 offers of full asking price on my house! The Heywoods team have all been great from start to finish. They've kept me updated, listened to my concerns and held my hand through what can be a very stressful time. I would recommend Heywoods to anyone who wants a professional, friendly and hassle-free service.