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40 Turin Drive, Newcastle - ST5 2QL

Offers in the Region of £265,000

- Three Bedroom Mid Townhouse
- Off-Road Parking and Garage
- Spacious Open Plan Lounge Diner
- Enclosed Rear Garden with Westerly Aspect
- Quiet Cul-De-Sac Position
- Sought After Location
- No Upward Chain

A three bedroom town house in a sought after and well regarded residential suburb on the outskirts of Newcastle-under-Lyme, being approximately 2 miles from the town centre and about 1 mile from Keele University, with excellent road links to the M6, A500 & A34. Within close proximity are schools, parks & walking routes, and local amenities - including a convenience store and bus stops on Paris Avenue.

Well designed for practical living, there is off road parking for 2-3 vehicles and a carport leading to a brick garage with electricity (5.15m x 2.58m). Externally the property has a lawned frontage and a private, enclosed rear garden enjoying a sunny, westerly aspect with a patio adjacent to the house, lawn, shrub borders, potting shed and garden water tap.

Entering the house via a composite front door, the reception hall has a useful storage cupboard below the staircase and off the hall is a ground floor cloakroom with WC and vanity basin. The kitchen is fitted with wall and base units with space and connections for appliances, including electric cooker, washing machine and fridge/freezer. An external door leads out to the side under the carport.





The generously sized open-plan lounge/diner has a marble effect fireplace with electric fire, two large windows giving views across the rear garden, and a patio door. To the first floor are three well proportioned bedrooms; two double rooms - each with fitted wardrobes, and a third is a good size single room.

Completing the accommodation is a family bathroom fitted with a white suite comprising washbasin, WC, panelled bath and separate double shower unit (1200mm).

Realistically priced, the property has been well maintained with recent improvements including a new roof and new windows to the whole of the first floor. The loft is partially boarded with a fitted ladder and light. A new gas central heating boiler has been installed since the EPC was carried out and a recent red ash test returned favourable results - being Class 1 with a membrane and no remedial works recommended.

This home is offered for sale with no upward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



