



**FOLLWELLS**

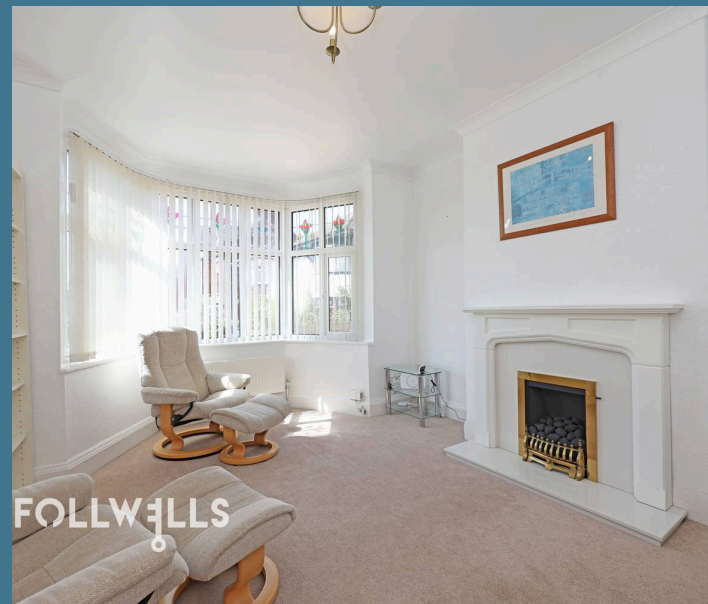
19 Grosvenor Road, Newcastle - ST5 1LW  
£250,000

- Traditional Semi Detached House
- Two Reception Rooms and Three Large Bedrooms
- Elevated, Head of Road Position
- Extremely Convenient Location
- Large Reception Hall with Minton Tiled Floor
- Off-Road Parking
- No Upward Chain

A handsome, traditional and deceptively spacious three bedroom semi-detached house holding an elevated position at the head of Grosvenor Road. The property is most conveniently located close to Newcastle-under-Lyme town Centre within walking distance of extensive local amenities.

The house has retained a number of traditional character features, including the original black and white Minton tiled floor in the huge reception hall. The spacious accommodation is ideally suited to a family with two large reception rooms along with breakfast kitchen having ample space for table and chairs to the ground floor, whilst on the first floor are three generously proportioned bedrooms.

The property is approached over a brick paved driveway providing off-road parking. Side access leads through a wooden gate to the rear garden which widens towards the rear. There is a brick paved seating area leading onto the lawn with raised shrub beds.





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On entering the house through the entrance porch visitors are greeted by the fabulous reception hall providing access to the front reception room which has a bay window and coal-effect gas fire. A second large reception room has a bay window overlooking the rear garden and also a gas fire. The dining kitchen is fitted with wall and base units has ample space for table and chairs and is filled with natural light from windows to two elevations. Completing the ground floor accommodation is a rear porch with external door to the side, large walk-in pantry cupboard and ground floor WC.

To the first floor the spacious central landing gives access to two large double bedrooms and a third generous single room. The family bathroom provides a suite comprising panel bath with shower over, vanity wash basin and large airing cupboard with hot water cylinder. There is a separate WC.

This attractive period property is likely to prove very popular and is offered with no upward chain

Council Tax band: C

Tenure: Freehold

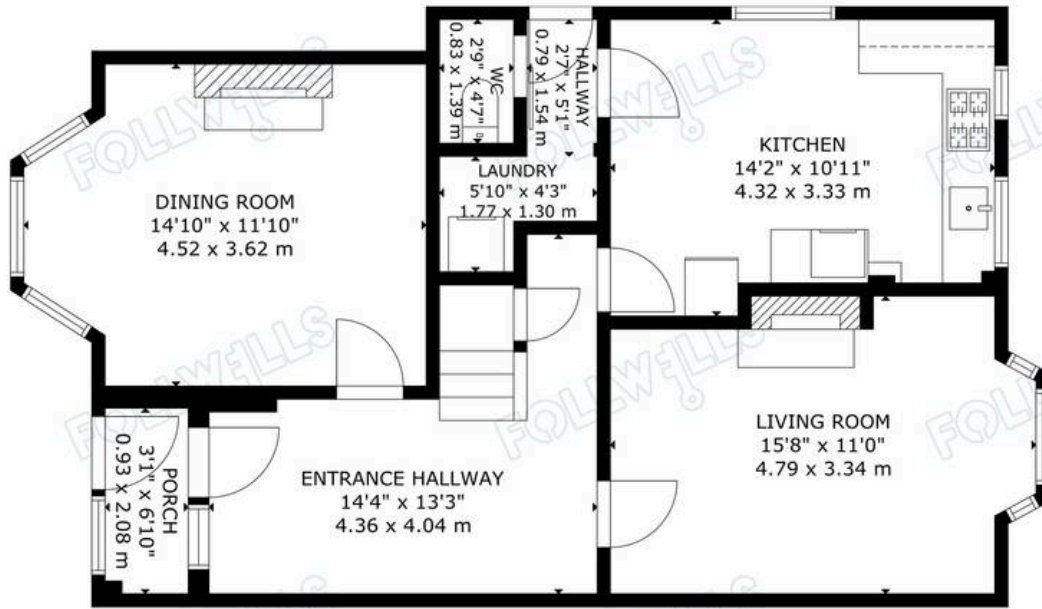
EPC Energy Efficiency Rating: D



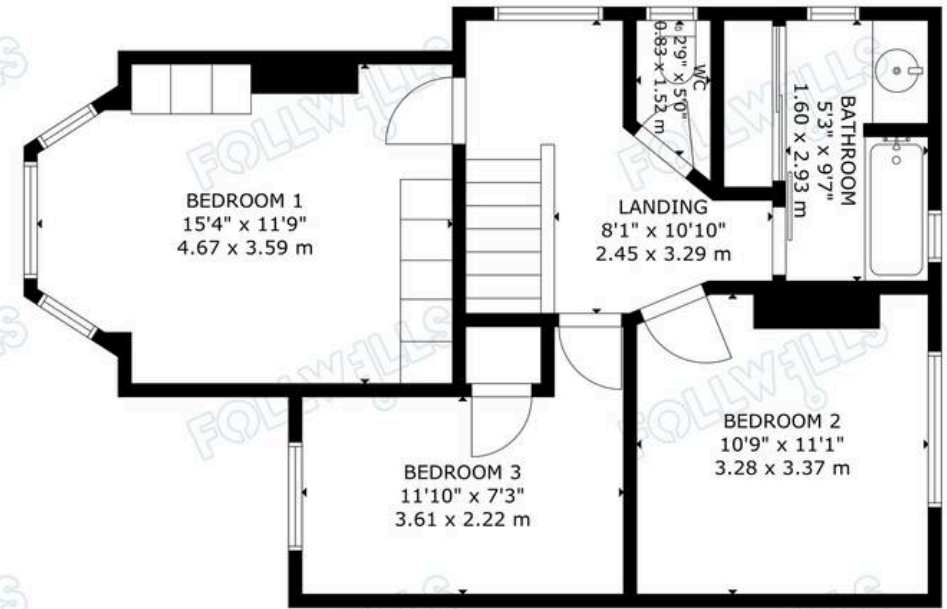
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GROUND FLOOR



FIRST FLOOR