



FOLLWELLS

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18 Kingsway West, Westlands - ST5 3PU

Offers Over £275,000

- Traditional Three Bedroom Semi-Detached House
- Sought After & Well Established Residential Location
- Recently Rewired
- Large, South Facing Rear Garden
- In Need of General Modernisation
- No Upward Chain

Situated in a highly regarded location on Kingsway West in Newcastle-under-Lyme, this traditional semi-detached property offers an exciting opportunity for buyers looking to personalize and modernize a home to their own taste. The property is conveniently positioned for local amenities including Newcastle-under-Lyme Golf Club, Westlands Sports Ground and The Three Parks as well as Langdale Primary School, Co-op Academy Friarswood and The Coppice Academy. The town centre is within easy reach and commuter links are excellent. Offered for sale with the benefit of no upward chain, the home has also recently been fully rewired, providing an essential foundation for any refurbishment project.

Upon entering the property, the entrance porch opens into a welcoming hallway that provides access to the ground floor accommodation and staircase leading to the first floor. A standout feature of the ground floor is the open-plan lounge and dining room, which spans the full length from the front to the back of the house. This dual-aspect space enjoys abundant natural light, featuring a front bay window and a glazed door at the rear providing direct access to the garden. The kitchen is fitted with a range of wall and base units with complementary work surfaces and integrated appliances, offering a functional workspace that overlooks the rear grounds. A separate utility or laundry area adds to the home's practical layout.





To the first floor, the landing leads to three bedrooms and the family bathroom. Bedrooms one and two are both well-proportioned double rooms, with the master bedroom featuring a front-facing bay window. Bedroom three is a very good-sized single room that can serve flexibly as a child's bedroom, home office, or dressing room. The family bathroom comprises a fitted suite with a bath and wash basin, complemented by a separate WC located adjacent on the landing.

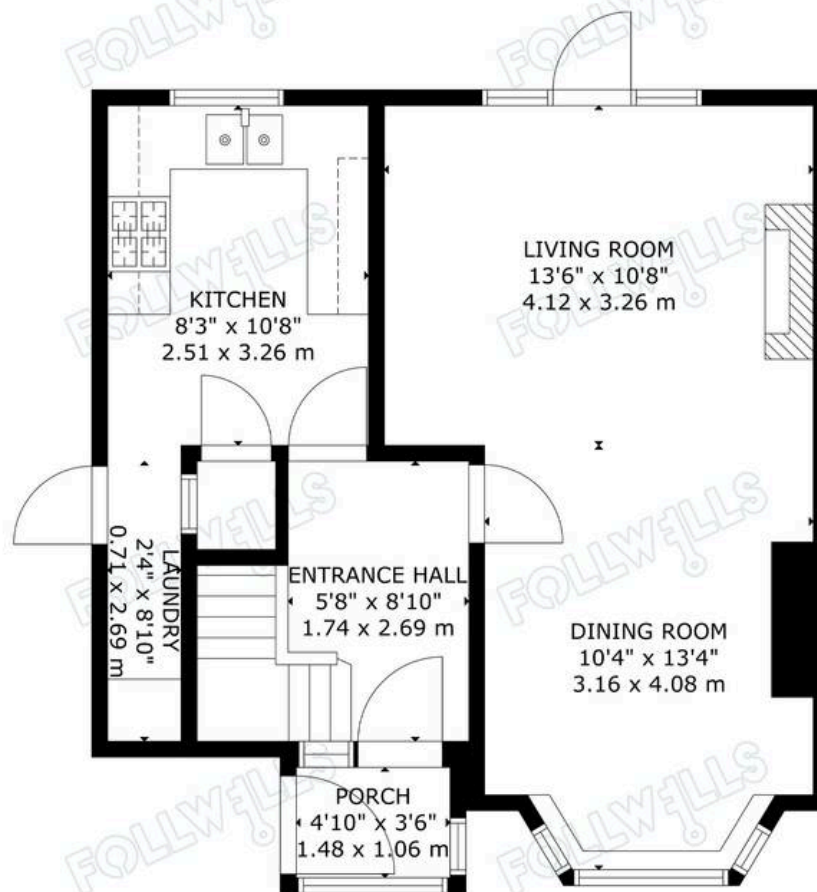
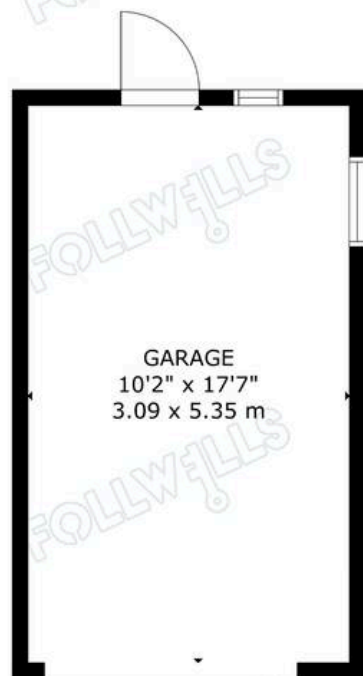
Externally, the property is set back behind a front garden area and a driveway that provides off-road parking, leading alongside the house to a single detached garage situated towards the rear. The good-sized, south-facing rear garden is a delightful sun trap, featuring a central lawn bounded by established shrub borders and enclosed entirely by timber panel fencing to offer privacy and security. While in need of general modernisation throughout, this property represents an excellent prospect in a sought-after residential neighbourhood.

Council Tax band: D

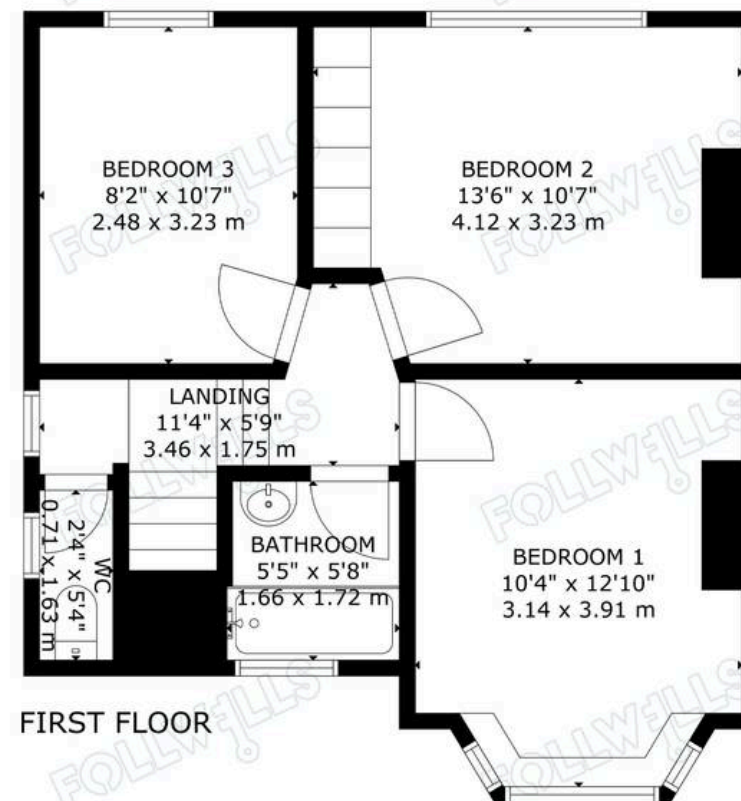
Tenure: Freehold

EPC Energy Efficiency Rating: D





GROUND FLOOR



FIRST FLOOR