

FOLLWELLS

104 Paris Avenue, Newcastle - ST5 2QX

£265,000

- Two Bedroom Detached Bungalow
- Superb and Most Convenient Location
- Extended to Provide En-Suite Shower Room
- Modern Fitted Kitchen with Neff Appliances
- Low Maintenance Gardens
- Off Road Parking & Single Garage
- No Upward Chain

A well-located and thoughtfully extended detached bungalow situated on Paris Avenue offering a convenient setting within easy reach of local amenities. Residents here benefit from proximity to local convenience stores, Newcastle-under-Lyme Golf Club, Westlands Sports Ground, and regular bus routes operating along nearby main roads providing direct connections into Newcastle-under-Lyme town centre and Stoke-on-Trent.

This deceptively spacious home provides comfortable single-level accommodation complemented by low maintenance outdoor spaces and excellent off-road parking provisions. Approached from the front via a neat pedestrian access point, the property features a charming brick-paved walkway bordered by a raised shrubbery bed that enhances its curb appeal.

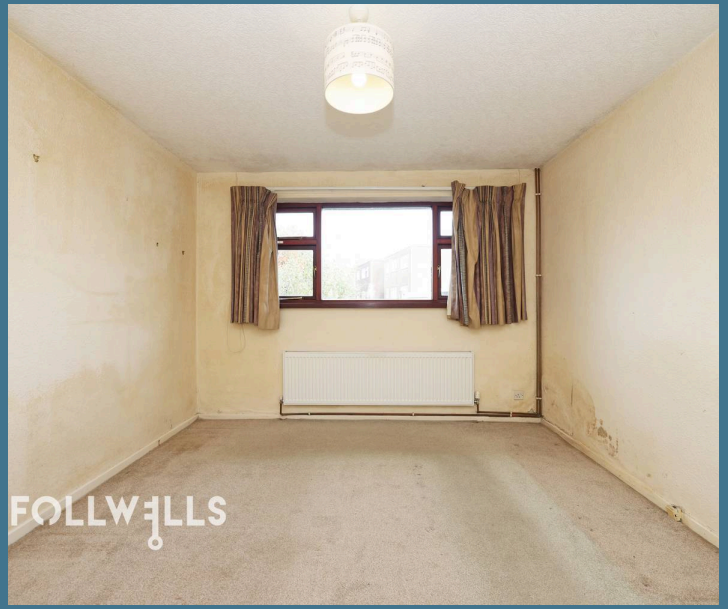
Upon entering through the welcoming hallway, you are greeted by an expansive living room extending over six metres in length. This bright, dual-purpose reception room is centred around a feature fireplace and benefits from a large front-facing bay window that floods the space with natural light, creating an ideal setting for both relaxing and formal dining.













Positioned at the front of the bungalow is the kitchen, fitted with an excellent range of modern units and complemented by high-end integrated Neff appliances, including a double oven and grill, a four-ring induction hob with extractor hood, and a fridge-freezer. Practicality is further enhanced by a large walk-in pantry and direct access out to the side of the property.

The accommodation comprises well-proportioned bedrooms, with the principal bedroom benefiting from a side extension that incorporates an en-suite shower room. A separate shower serves the remaining bedroom, featuring a white suite and tiling.

Externally, the property is designed for ease of maintenance. A pathway leads down the side of the bungalow to the rear garden, which is fully flagged to provide off-road parking. Vehicular access is conveniently provided from the rear, leading to a detached single brick garage equipped with a roller door and a separate pedestrian access door.

Combining practical single-level living with a highly accessible setting close to everyday conveniences, this property represents a fantastic opportunity for buyers looking to put their own stamp on a home. Early viewing is highly recommended to fully appreciate the generous proportions and potential on offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROSS INTERNAL AREA
TOTAL: 79 m²/850 sq.ft
GROUND FLOOR: 79 m²/850 sq.ft
EXCLUDED AREAS: GARAGE: 13 m²/145 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

360 PICTURE UK