

FOLLWELLS

51 Hollinshead Avenue, Cross Heath - ST5 9DD

Offers Over **£160,000**

- Three Bedroom Semi Detached House
- Large Rear Garden
- Backing Onto Wolstanton Golf Course
- In Need of General Modernisation
- Off Road Parking
- Convenient Suburban Location

A well proportioned, three bedroom semi detached house situated in a popular and convenient suburban location on the outskirts of Newcastle under Lyme. The property benefits from a large, flat garden with a superb outlook to the rear backing onto Wolstanton Golf Course. Its fair to say that the property requires general modernisation throughout but with off road parking, three well proportioned bedrooms and two reception rooms, it presents a great opportunity for a buyer to put their own mark on it and create a fantastic family home.

The house is entered via a side entrance door into a reception hall with stairs leading to the first floor. Two reception rooms sit to the front of the house and both are of a good size. The kitchen looks out over the rear garden and has an external door leading directly to the garden. We believe there is a great opportunity to open up the kitchen and dining room to create one large, open plan dining kitchen (subject to any requisite building regulation approval). To the first floor are three well proportioned bedrooms (two double and one single) which are served buy a family bathroom and separate WC.













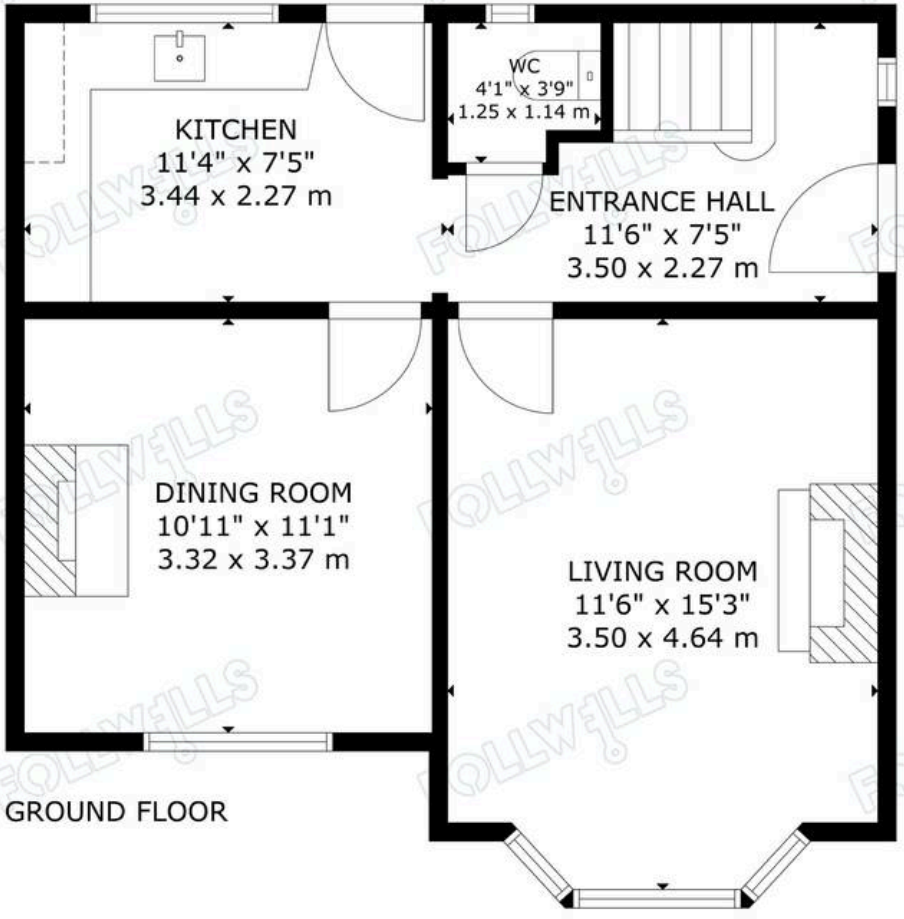
Outside there is a flagged driveway providing off road parking and a small front garden with privet hedge to the front boundary. Access leads down the side of the house to the large rear garden which is mainly laid to lawn with shrub borders and a timber shed. A mid-height hedge to the rear boundaries means the outlook over Wolstanton Golf Course can be enjoyed.

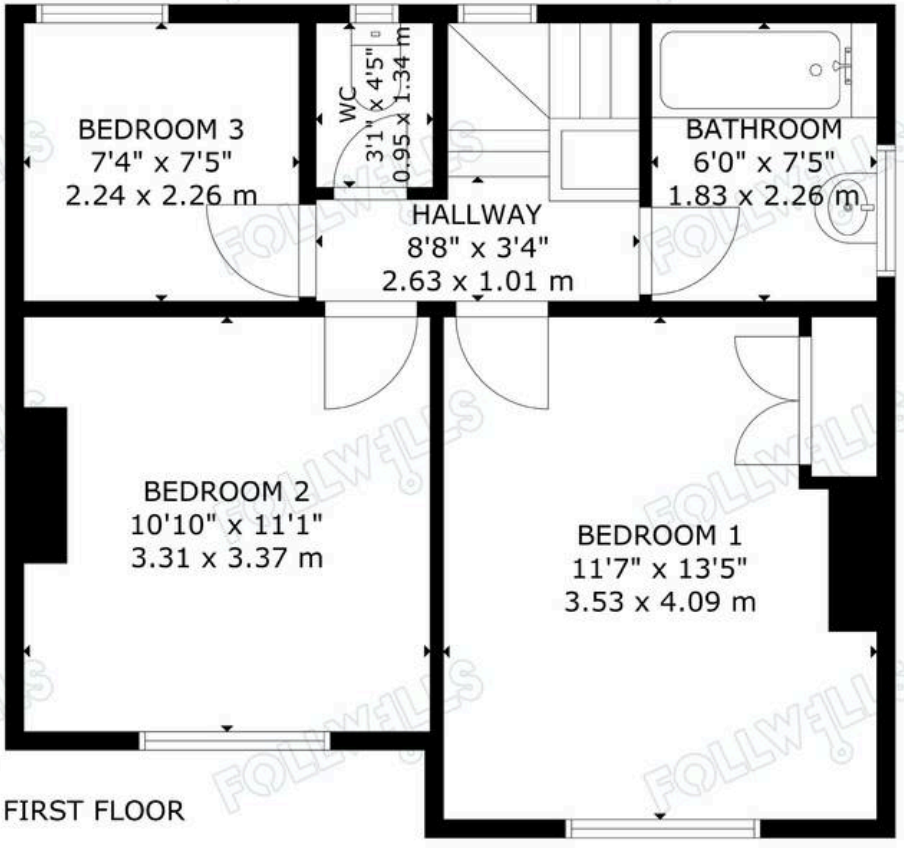
Hollinshead Avenue is conveniently located within easy reach of a number of local amenities. Schools within walking distance include Hempstalls Primary School, Merryfields School and Wolstanton High School. The facilities and green space of Wolstanton is less than a mile away with more comprehensive High Street amenities available in Newcastle town centre less than 2 miles away. The property is offered with no upward chain.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





GROSS INTERNAL AREA
TOTAL: 87 m²/928 sq.ft
GROUND FLOOR: 44 m²/470 sq.ft, FIRST FLOOR: 43 m²/458 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY