



89 Thistleberry Avenue  
Newcastle, ST5 2LR

Offers Over £299,950



## 89 Thistleberry Avenue

, Newcastle, ST5 2LR

An opportunity to purchase this three storey family home ideally located within the sought after area of the Westlands within close proximity to Newcastle Under Lyme town centre, as well as Keele University and motorway networks. The property has FIVE bedrooms and benefits from UPVC double glazed sash windows throughout. The Dining Room has French doors leading to the rear yard area and the Living Room boasts original features and benefits from a log burning stove. To the rear of the property is a fenced yard area having block paving and providing off road parking. A viewing is HIGHLY recommended!

### Situation

The property is within close proximity to Newcastle Under Lyme town centre and ideally located for many local amenities such as schools and shops.

### Directions

Proceed out of Newcastle Under Lyme towards Keele on the A525 Higherland. As the road becomes Keele Road, bear left on Thistleberry Avenue and the property is situated on the left hand side identifiable by our 'For Sale' Board.

### Covered Porch

Feature stained glass window, light and quarry tiled floor.

### Entrance Hallway

External door to front elevation, staircase off and radiator.





**Living Room**  
**13'6" x 11'11" (4.12 x 3.65)**  
Maximum measurement including bay window. UPVC double glazed bay sash window to the front aspect, radiator, log burner set on tiled hearth with surround, cornicing and ceiling rose.



**Dining Room**  
**11'6" x 9'8" (3.51 x 2.96)**  
UPVC double glazed sash window to the side aspect, UPVC double glazed French doors to the rear, radiator and gas fire set on hearth with wooden surround.



**Kitchen**  
**16'10" x 9'11" (maximum measurement) (5.13m x 3.02m (maximum measurement))**

Good range of base and wall units with Granite worktops over. Integrated appliances comprising Indesit microwave, Indesit oven with grill, Smeg four ring gas hob with extractor over, fridge. Stainless steel sink unit with mixer tap, breakfast bar. Two UPVC double glazed sash windows to the side aspect, radiator and feature fireplace with brick surround and beam.

### Utility

8'7" x 8'5" (2.63 x 2.59 )

Base and wall units with Granite worktops over, round stainless steel sink unit with mixer tap, plumbing for washing machine. Worcester gas boiler, UPVC double glazed sash window to the side aspect and radiator.

### Sun Room

12'0" x 9'4" (3.67 x 2.85)

UPVC double glazed doors to the rear and radiator.

### Downstairs WC

5'2" x 3'2" (1.59 x 0.99)

Low level WC and pedestal wash hand basin with mixer tap.

### First Floor Landing

### Bedroom One

15'5" x 11'1" (4.72 x 3.40)

UPVC double glazed sash windows to the front and side aspects, and radiators.

### Bedroom Two

11'7" x 9'8" (3.54 x 2.96)

UPVC double glazed sash windows to the front and side aspects, and radiator.





**Bathroom**  
6'9" x 5'10" (2.07 x 1.79)

White suite comprising low level WC, pedestal wash hand basin, P shaped bath with mixer shower fitment over, heated towel radiator. UPVC double glazed half frosted sash window to the side aspect, part tiled walls and extractor.



**Bedroom Three**  
10'2" x 10'0" (maximum measurement) (3.12 x 3.05 (maximum measurement))

UPVC double glazed sash window to the side aspect and radiator.

**Second Floor Landing**  
Built in storage.



**Bedroom Four**  
15'9" x 14'9" (4.81 x 4.51)

Maximum measurement incorporates en-suite. Two skylights to the front aspect, UPVC double glazed sash window to the rear aspect, and radiators. En-suite off



**En-suite**  
8'11" x 3'3" (maximum measurement) (2.73 x 1.00 (maximum measurement))

Low level WC, pedestal wash hand basin, shower cubicle with electric shower, heated towel radiator and extractor.

## Bedroom Five

13'1" x 8'0" (3.99 x 2.44)

UPVC double glazed frosted windows to the side aspect and radiators.

## Outside

Enclosed block paved courtyard to the front with side gated access to the rear. The rear of the property is block paved having fenced boundaries with double wooden gates providing vehicular access for off road parking.



## Services

We believe the property is connected to all mains services.

## Tenure & Possession

We believe the property is held freehold and vacant possession will be given upon completion.

## Wayleaves & Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.



## Local Authority

Staffordshire County Council and Newcastle Under Lyme District Council

## Viewings

By prior arrangement through Graham Watkins & Co.

## Measurements

All measurements given are approximate and are 'maximum' measurements.

## Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

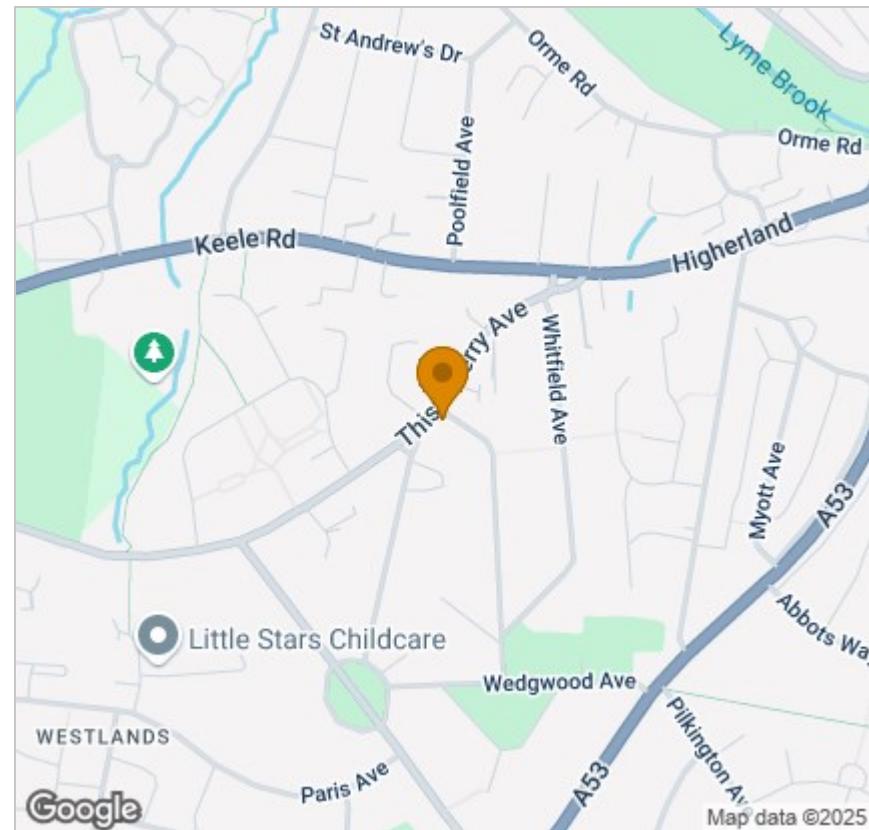
## Floor Plan



## Viewing

Please contact our Graham Watkins & Co Office on 01538 373308  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

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