



32 Marsh Avenue
ST5 8BB
£299,950



A magnificent Edwardian semi-detached family residence offering a perfect blend of classic elegance and period features and boasting a spacious and well-configured layout, making it an ideal home for families seeking comfort and style.

Upon entering, you are greeted by an inviting entrance hallway leading to two reception rooms that provide ample space for relaxation and entertaining. The high specification kitchen/breakfast room features exquisite granite worktops and splash back and is equipped with an integrated dishwasher and a smeg microwave and coffee machine, as well as a gas cooker point and extractor hood, ensuring that cooking and dining experiences are both enjoyable and efficient.

Additionally, a separate utility room and a convenient ground floor bathroom suite enhance the practicality of this delightful home.

The property comprises five bedrooms, providing plenty of room for family members or guests.

Furthermore, the two multifunctional loft rooms on the second floor present an excellent opportunity for a home office or playroom, catering to the diverse needs of modern family life.

Externally, the residence features a private, attractive and low-maintenance rear garden/courtyard with raised sleeper beds, mature shrubs and a brick store and timber shed. There is also ample on-street parking available and also the potential to convert part of the rear garden to a parking space with access via the rear service road. The extensive playing fields of Wolstanton Marsh are only two minutes walk away, as is Porthill Park Cricket Club. There are also a good range of local shops and amenities within easy walking distance.

In summary, this Edwardian gem on Marsh Avenue is a remarkable family residence that combines spacious living with modern amenities, making it a must-see for those seeking a new home in this much sought after location.

Council Borough: Newcastle-Under-Lyme

Council Tax Band D

Tenure Freehold



Ground Floor

Porch

Entrance Hall

Lounge

14'1" x 12'1"

Dining Room

13'1" x 12'7"

Kitchen/Breakfast Room

14'10" x 13'3"

Utility

11'7" x 7'1"

Bathroom

11'5" x 4'7"

First Floor

Landing

Bedroom One

14'6" x 14'2"

Bedroom Two

13'2" x 12'8"

Bedroom Three

11'10" x 8'2"

Bedroom Four

11'2" x 8'10"

Bedroom Five

8'6" x 6'4"

Second Floor

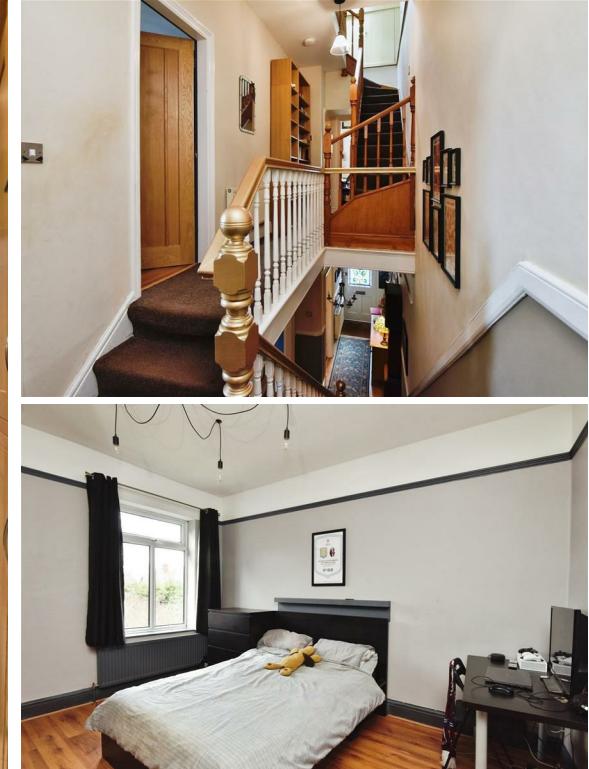
Landing

Loft Room One

16'4" x 11'7"

Loft Room Two

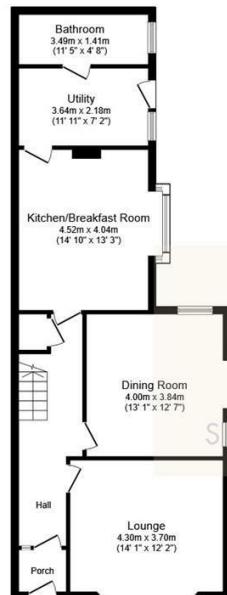
16'4" x 7'2"



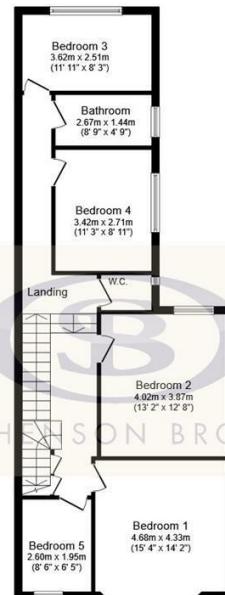
- Edwardian Semi Detached Family Residence
- Stunning Period Features
- Two Reception Rooms
- High Specification Kitchen/Breakfast Room
- Utility Room
- Two Bathrooms (Ground Floor & First Floor)
- Five Spacious Bedrooms
- Second Floor with Two Extra Multi Function Loft Rooms
- Multi Fuel Burner
- Attractive Rear Courtyard & Ample on-street parking available and also the potential to convert part of the rear garden to a parking space with access via the rear service road.



Floor Plan



Floor area 78.2 m² (842 sq.ft.)
approx



Floor area 76.9 m² (828 sq.ft.) approx

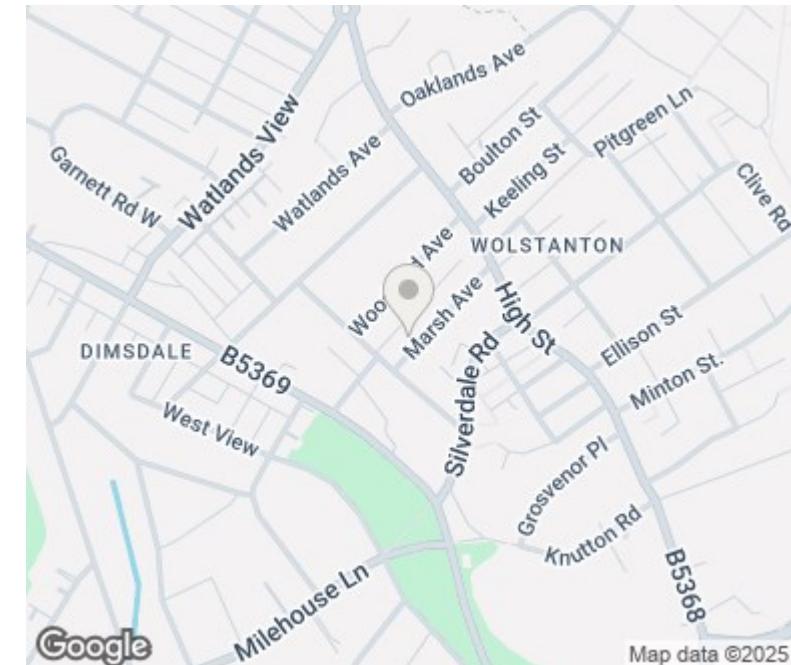


Floor area 28.6 m² (308 sq.ft.) approx

Total floor area 183.8 m² (1,978 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Area Map



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Viewing

Please contact our Newcastle-Under-Lyme Office on 01782 625734 if you would like to arrange a viewing appointment or require any further information.

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