

**FOR SALE**



## **Templar Terrace, Newcastle**

**3 Bedrooms, 1 Bathroom, Semi-Detached House**

**Offers In Excess Of £220,000**



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3 Bedrooms, 1 Bathroom

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- Semi-detached house
- Good condition
- Two open-plan reception rooms
- Conservatory
- Driveway parking

**OVERVIEW** Welcome to this delightful semi-detached house, a cosy abode nestled in the popular area of Porthill. This home is in good condition, making it ready to move in at your earliest convenience.

The property offers ample space for a family with its two open-plan reception rooms, an extended kitchen, and three well-sized bedrooms. Both the reception rooms are bathed in natural light and one also provides direct access to the conservatory, perfect for those lazy Sunday afternoons.

The kitchen, which is extended, is a space where you can cook up a feast for the family or entertain guests. Moving upstairs, the house accommodates two double bedrooms and a single bedroom, each offering a peaceful retreat at the end of the day.

The bathroom is modern and well-equipped too, complete with a heated towel rail, adding a touch of elegance and luxury to your everyday routine.

The exterior of the house is just as inviting. The property boasts a single garage and driveway parking for two vehicles, so you can bid goodbye to parking woes. The enclosed rear garden is an excellent spot for children to play or for you to enjoy a cuppa in the sun.

With nearby schools and local amenities, this house is perfect for families. Come and see for yourself!

**PORCH** 5' 7" x 2' 10" (1.71m x 0.88m) Brick dwarf wall with UPVC double glazed frame.

**ENTRANCE HALL** 13' 0" x 5' 4" (3.97m x 1.65m) Stairs to first floor with storage cupboard under, wood effect laminate flooring, radiator.

**LOUNGE** 10' 5" x 10' 0" (3.20m x 3.06m) Double





glazed bay window to the front elevation, electric fire with feature surround, radiator.

**DINING ROOM** 12' 7" x 10' 0" (3.85m x 3.06m) Having patio doors opening into the conservatory, wood effect laminate flooring, radiator.

**KITCHEN** 17' 11" x 5' 4" (5.47m x 1.65m) Fitted with wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob, space for appliances, dual aspect double glazed windows to the side and rear elevations, door giving access to the garden, wood effect laminate flooring, radiator.

**CONSERVATORY** 8' 3" x 6' 11" (2.54m x 2.13m) UPVC frame with brick dwarf wall and French doors opening onto the rear garden, electric heater

**LANDING** 8' 8" x 5' 4" (2.65m x 1.65m) Double glazed window to the side elevation, loft access.

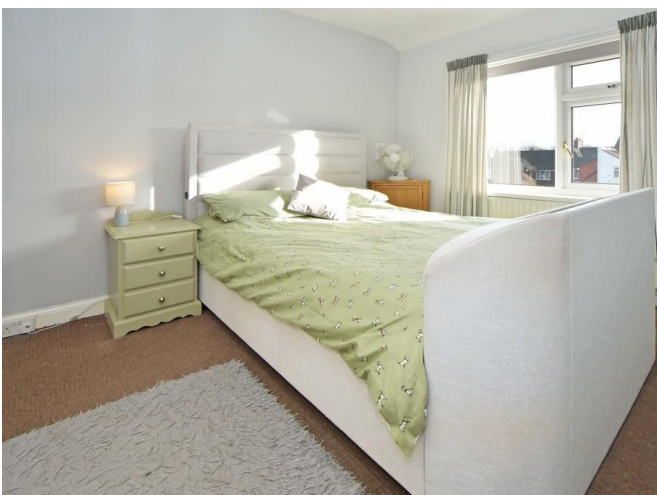
**BATHROOM** 7' 10" x 5' 4" (2.39m x 1.65m) Modern and stylish white suite comprising; low level WC, hand wash basin set in vanity unit and bath with shower attachment, double glazed window to the side elevation, ornate heated towel rail.

**BEDROOM ONE** 12' 7" x 10' 0" (3.85m x 3.06m) Double glazed window to the rear elevation, radiator.

**BEDROOM TWO** 10' 5" x 10' 0" (3.20m x 3.06m) Double glazed window to the front elevation, built in storage cupboard, radiator.

**BEDROOM THREE** 6' 0" x 5' 4" (1.84m x 1.65m) Double glazed window to the front elevation, radiator.

**EXTERNAL** The property is approached via a tarmac driveway with low maintenance slate chipping front garden adjacent which could be used for additional parking. Access to the side of the property leads through to a good size, enclosed garden with turfed lawn and a rear access gate giving access to a



single garage.



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All measurements are approximate and for display purposes only

**Martin & Co Newcastle under Lyme**  
 12 Albion Street • Stoke-On-Trent • ST1 1QH  
 T: 01782 453 001 • E: newcastleunderlyme@martinco.com

**01782 453 001**  
<http://www.martinco.com>



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