Whittaker & Biggs Est. 1930
Rostons Group







15 Monks Close, Westlands, Newcastle-under-Lyme, ST5 3QU

Offers In The Region Of £300,000

- Selling with NO CHAIN, allowing for a smoother and potentially quicker purchase.
- Spacious sitting room and separate dining room offering a comfortable space for everyday living and relaxation.
- Enclosed south-east facing rear garden, enjoying plenty of natural sunlight throughout the day.
- Detached bungalow occupying a pleasant position within a sought-after cul-de-sac location.
- Well-maintained accommodation with excellent potential to reconfigure or extend, subject to the necessary consents.
- Excellent opportunity for purchasers to modernise and add value to suit their own tastes and requirements.
- Two well-proportioned bedrooms, ideal for downsizers, couples or small families.
- Private driveway providing convenient off-road parking.
- Benefitting from double glazing throughout and a gas-fired combination boiler for comfort and efficiency.

45-49 Derby Street, Leek, Staffordshire, ST13 6HU 01538 372006
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15 Monks Close, Newcastle-under-Lyme ST5 3QU

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer for sale this detached bungalow, occupying a pleasant position within a quiet cul-de-sac location. Offering well-maintained accommodation throughout, the property presents an excellent opportunity for purchasers seeking single-storey living, whilst also providing scope to modernise and add value to suit their individual tastes and requirements.

The accommodation comprises two well-proportioned bedrooms, a spacious sitting room and a separate dining room, creating versatile living space ideal for both everyday living and entertaining. The layout offers a practical and comfortable arrangement, with plenty of potential for enhancement.

Externally, the property benefits from a private driveway providing convenient off-road parking, whilst to the rear is an enclosed south-east facing garden that enjoys an abundance of sunshine throughout the day, making it the perfect space for relaxing or outdoor dining.

2 1 2 D

Council Tax Band: D





Location

Living at Monks Close offers convenience and community, with the property situated in a popular residential cul-de-sac location. The area is well placed for access to a range of local amenities, schools and commuter links, making it an excellent choice for families, professionals and those looking to enjoy a quieter pace of life whilst remaining well connected.

Residents can enjoy nearby green spaces and countryside walks, while the surrounding area provides a variety of shops, supermarkets, leisure facilities and everyday essentials. With a friendly neighbourhood atmosphere and excellent transport connections to Newcastle-under-Lyme, Stoke-on-Trent and the wider road network, Monks Close combines comfortable living with practical convenience in a desirable setting.

Porch

12'11" x 3'2"

Wood double glazed window door to the frontage.

Hall

11'9" x 7'0" max measuremnt

Wood glazed door to the frontage, radiator.

Sitting Room

14'6" x 13'5"

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, gas fire, marble hearth and surround, wood mantel, radiator.

Dining Room

14'10" x 8'11"

UPVC double glazed picture window to the frontage, UPVC double glazed window to the side aspect, gas fire, tiled surround, wood mantel.

Kitchen

13'4" x 10'3" max measurement

UPVC double glazed window to the rear, units to the base and eye level, Jackson four ring gas hob, Hotpoint electric fan assisted oven, space and plumbing for a washing machine, ceramic sink and a half with drainer, chrome mixer tap, space for a freestanding fridge freezer, radiator, storage cupboard, pantry with cold shelf, fitted shelving and internal window.

Bathroom

7'6" x 5'0"

UPVC double glazed window to the rear, panel bath, chrome taps, electric Triton shower over, pedestal wash hand basin, chrome taps, radiator, airing cupboard, fully tiled.

WC

4'8" x 2'9"

Wood stained glass circular window to the frontage, low level WC.

Bedroom One

10'11" x 10'11" not into bay windoe

UPVC double glazed bay window to the frontage, radiator.

Bedroom Two

11'0" x 10'5"

UPVC double glazed window to the frontage, radiator, fitted wardrobes, loft hatch.

Rear Hall

8'9" x 6'7"

UPVC double glazed patio doors to the rear, wood door to the side aspect, gas fired wall mounted British Gas combi boiler, radiator.

Externally

To the frontage, wall and wrought iron boundary, hedge boundary, well stocked borders, access to the rear, glass greenhouse, paved driveway, iron shutters.
To the rear, area laid to lawn, fence boundary, mature shrubs, well-stocked borders.

AML Regulations

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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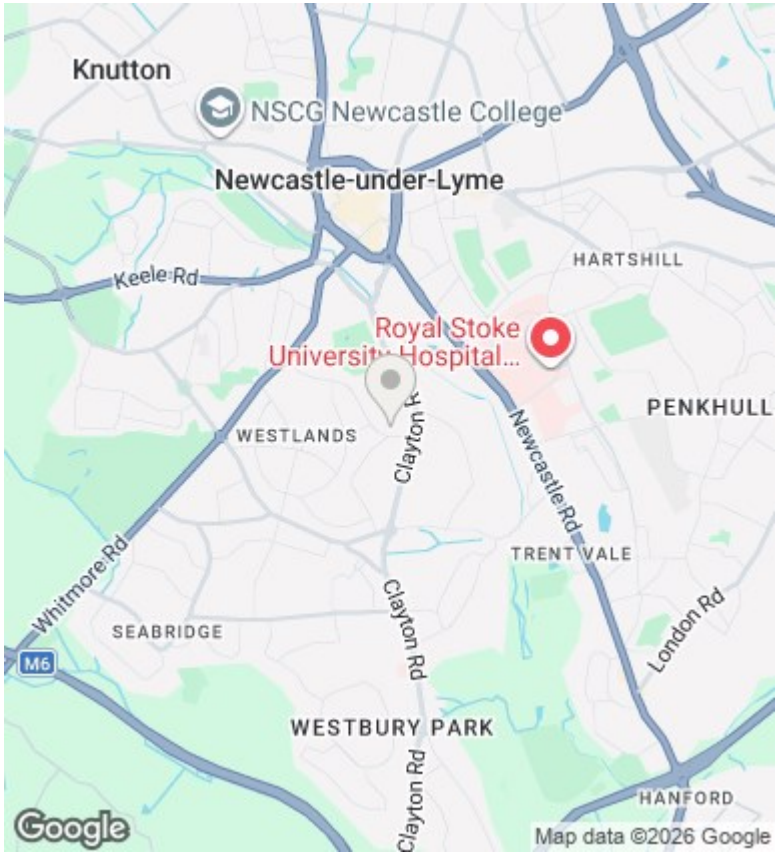




GROUND FLOOR
881 sq.ft. (81.8 sq.m.) approx.

TOTAL FLOOR AREA : 881 sq.ft. (81.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

D

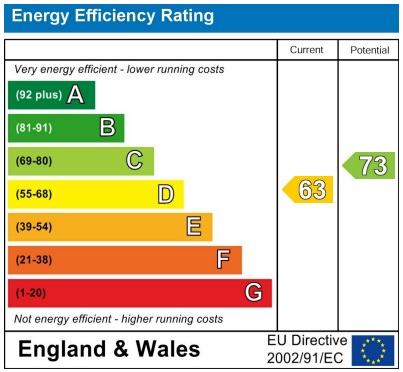


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Some photographs in this brochure may have been edited or enhanced using artificial intelligence (AI) tools.

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