



59 Rothesay Avenue

ST5 2LQ

O.I.R.O £149,950



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STEPHENSON BROWNE

NO ONWARDS CHAIN! A generously proportioned and very well located end terrace home, walking distance to the town centre, Royal Stoke Hospital and proximate to all major commuting links. In need of some modernisations, this is an excellent opportunity for first time buyers, downsizers and investors.

Briefly comprising, the home features a kitchen with pantry to the front aspect, with a large lounge at the rear of the home and rear aspect lobby, with under-stairs cupboard. To the upstairs, there are three spacious bedrooms, two of which being sizeable double rooms, with the secondary bedroom also hosting a large set of fitted wardrobes. Separate upstairs bathroom and WC.

To the exterior, the property sits within a much larger than average plot, with substantial gardens to the front, side and rear, offering immense potential for extensions, extra parking or the construction of outbuildings; subject to any relevant planning. Available parking to the rear.



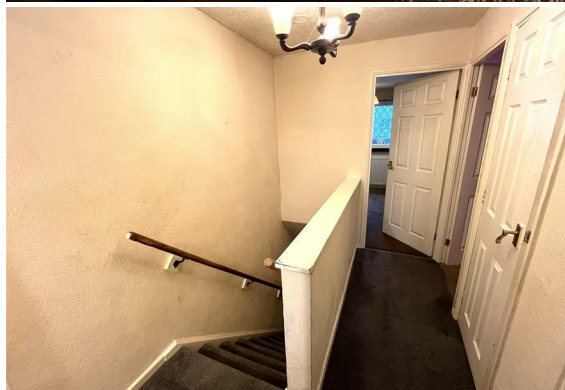
No Onwards Vendor Chain.

Excellent Location.

Council Borough: Newcastle-Under-Lyme

Council Tax Band: B

Tenure: Freehold



Entrance Hallway

7'10" x 5'9" max

Kitchen

9'10" x 7'8"

Living Room

15'11" x 13'2"

Rear Lobby

5'1" x 4'9"

Landing

8'5" x 5'9"

Bedroom One

13'1" x 10'0"

Bedroom Two

10'2" x 9'6"

Bedroom Three

10'5" max x 5'10"

Bathroom

5'0" x 4'4"

Upstairs WC

5'0" x 2'2"

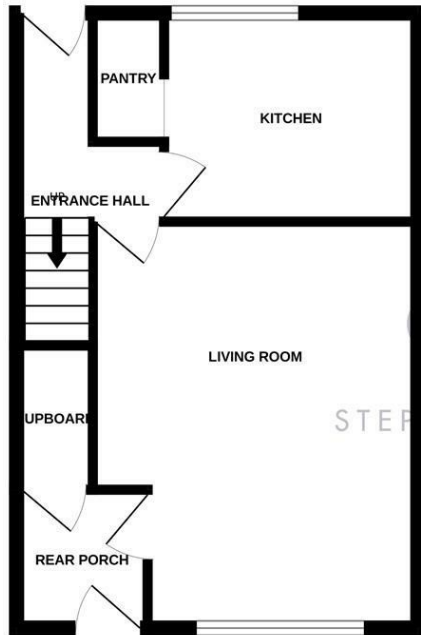


- Generously Proportioned Throughout
- In Need of Some Modernisation
- Large Rear Aspect Lounge
- Kitchen with Pantry Storage
- Three Spacious Bedrooms
- Bathroom and Separate WC
- Much Larger Than Average Plot
- Enclosed Private Gardens
- Ideal Location For Local Amenities and Commuting
- NO ONWARDS CHAIN

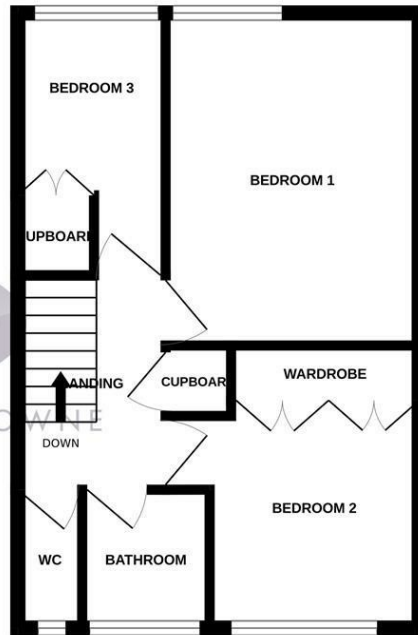


Floor Plan

GROUND FLOOR



1ST FLOOR



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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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 wish to arrange a viewing appointment or require further information.

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56 Merial Street, Newcastle Under Lyme, Staffordshire, ST5 2AW
Telephone: 01782 625734 Email: newcastle@stephensonbrowne.co.uk Website: www.stephensonbrowne.co.uk