




STEPHENSON BROWNE
FOR SALE
www.stephensombrowne.co.uk
01782 625734



43 Higherland

ST5 2HN

O.I.R.O £250,000



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STEPHENSON BROWNE

Nestled in the sought-after location of Higherland, Newcastle, this charming semi-detached dormer bungalow presents a fabulous opportunity for those seeking a spacious and well-located property.

Accommodation briefly comprises of a large dual aspect lounge, fitted kitchen that opens through into a further utility area, ground floor shower room suite, three well sized bedrooms - with fitted wardrobes to two of the bedrooms, this home offers comfortable living space for you and your family.

Outside, you'll find a driveway for your vehicles, a detached garage for extra storage or parking, and gardens both to the front, side and rear aspect, providing a lovely outdoor space.

While the property may require some updating, this presents an exciting opportunity for you to put your personal touch on this already charming home.

Don't miss out on the chance to make this delightful bungalow your own in the heart of Newcastle.

Contact Stephenson Browne to arrange your viewing!

NO ONWARD CHAIN

Council Borough: Newcastle Under Lyme
Council Tax Band: C
Tenure: Freehold



Entrance

Lounge

15'8" x 11'4"

Kitchen

10'11" x 8'9"

Utility

9'10" x 7'1"

Shower Room

8'7" x 7'3"

Bedroom 1

12'4" x 10'7"

Bedroom 2

11'1" x 10'10"

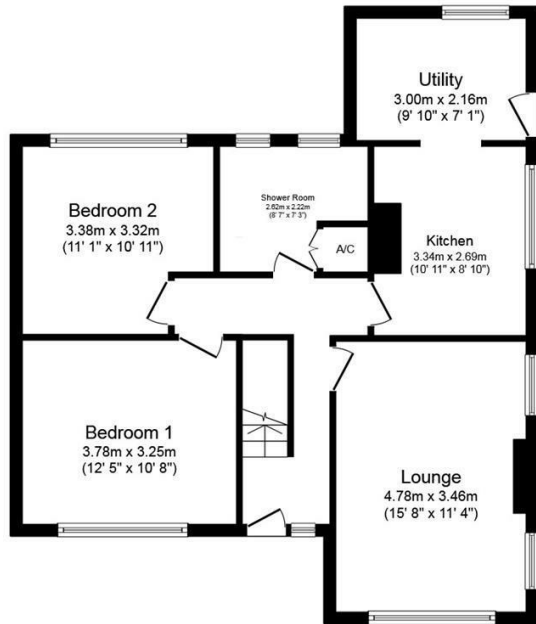
Bedroom 3



- Semi Detached Dormer Bungalow
- Three Bedrooms
- Large Lounge
- Kitchen
- Utility Area
- Shower Room
- Driveway
- Detached Garage
- Gardens to Front, Side & Rear
- Highly Sought after location.

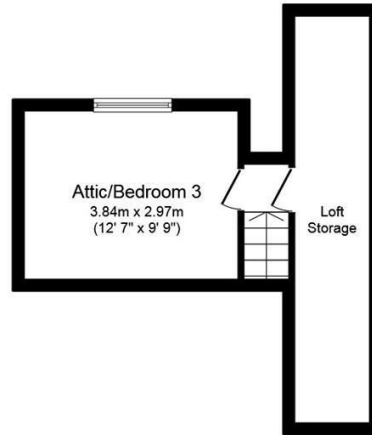


Floor Plan



Ground Floor

Floor area 71.3 m² (767 sq.ft.) approx



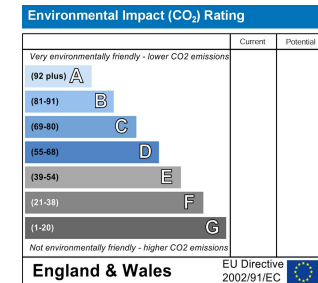
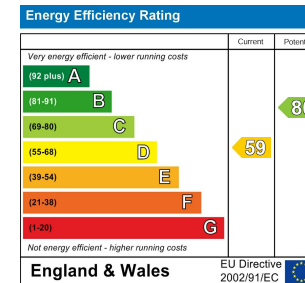
First Floor

Floor area 22.7 m² (244 sq.ft.) approx

Total floor area 94.0 m² (1,012 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



Viewing

Please contact our Sandbach office if you wish to arrange a viewing appointment or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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