



**169 Basford Park Road**  
ST5 0PN  
**£249,950**



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1



2



C



STEPHENSON BROWNE



Nestled on the charming Basford Park Road in Newcastle, this delightful semi-detached house offers a perfect blend of comfort and practicality. This property is ideal for families or those seeking extra space.

On entering the property you are greeted with a porch, which is great for coat and shoe storage, the porch then leads through to the spacious hallway.

Downstairs, the property features two inviting reception rooms providing ample room for relaxation and entertaining, making it easy to host gatherings with friends and family.

The spacious kitchen, which is equipped with both wall and base units, offering plenty of storage and workspace for culinary enthusiasts. This well-designed area is perfect for preparing meals and enjoying casual dining.

Upstairs the property has three well-proportioned bedrooms, a separate W.C and family bathroom, ensuring convenience for all residents.

One of the standout features of this home is the beautifully designed back garden, which boasts artificial grass and stone slabs, creating a low-maintenance outdoor space that is perfect for enjoying sunny days or hosting gatherings.

Additionally, the large garage that runs down the back of the garden offers excellent storage solutions or the potential for a workshop, catering to various needs.

Located in a desirable area, this home is close to local amenities, schools, and parks, making it an excellent choice for those looking to settle in a vibrant neighborhood. With its appealing layout and practical features, this property is a wonderful opportunity for anyone seeking a comfortable and inviting home in Newcastle.

NO UPWARD CHAIN

Council- Newcastle-Under-Lyme  
Council Tax Band - C  
Tenure- Freehold





**Ground Floor**

**Hallway**

**Dining Room**

10'6" x 13'5"

**Living Room**

10'5" x 14'1"

**Kitchen**

8'0" x 10'4"

**First Floor**

**Bedroom One**

10'7" x 9'4"

**Bedroom Two**

13'3" x 9'3"

**Bedroom Three**

7'8" x 8'0"

**Bathroom**

4'9" x 4'11"

**Upstairs W.C**

2'3" x 4'3"





- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Separate WC Upstairs
- Bathroom
- Garage
- Close to all amenities
- Rear Garden



Floor Plan

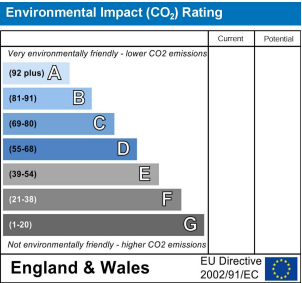
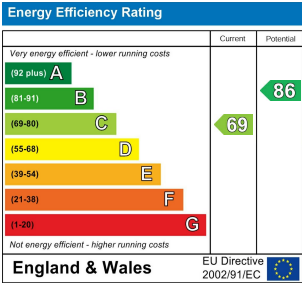
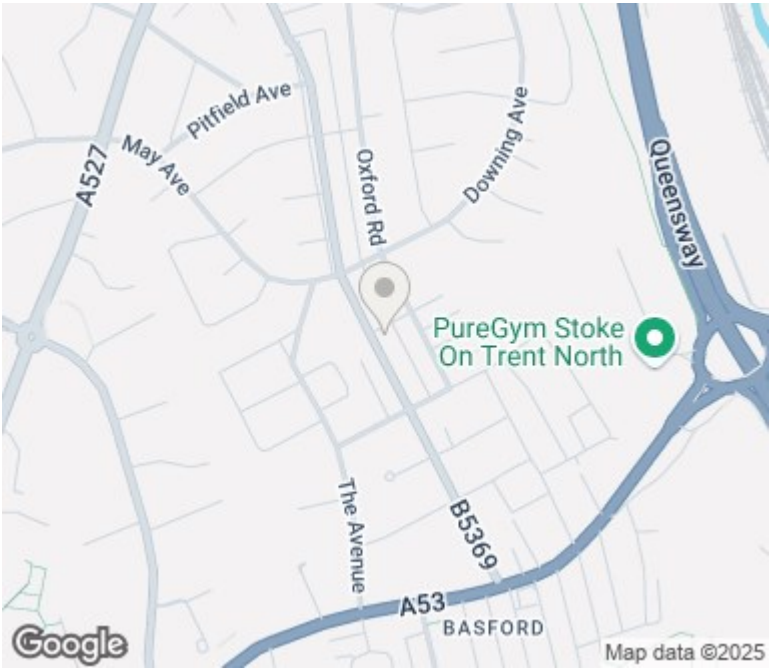
Area Map



TOTAL FLOOR AREA : 651 sq.ft. (60.5 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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Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

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