



6 Baden Street

ST5 9EL

Offers In Excess Of £160,000



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STEPHENSON BROWNE

Welcome to this three-storey home located in the heart of Newcastle. This delightful property boasts a versatile layout, making it an excellent choice for families, first-time buyers, or investors seeking a blend of modern living and thoughtful design.

As you enter, you are greeted by a welcoming front reception room, complete with built-in storage, perfect for both relaxation and entertaining. The flow of the home leads you into a spacious living room, which enjoys direct access to the rear garden. The living room also features a convenient understairs storage area, adding to the practicality of the space. Adjacent to this is a modern fitted kitchen, designed with ample cupboard space and room for appliances, ensuring it meets the demands of everyday life.

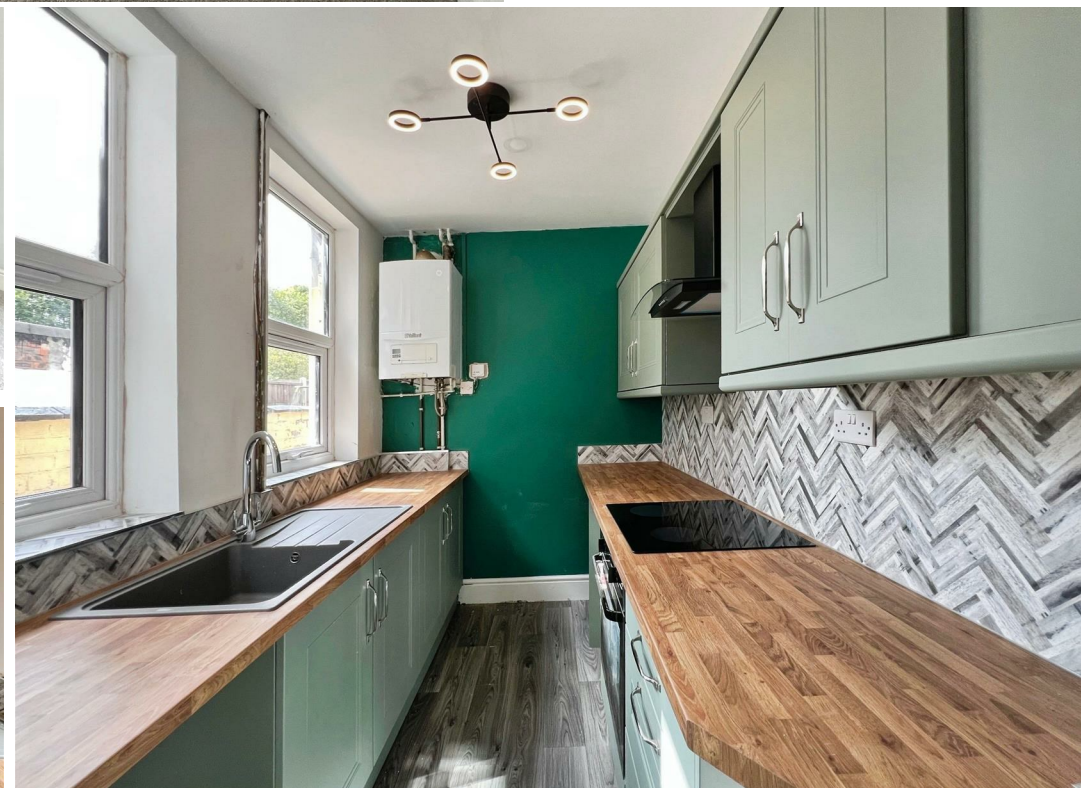
On the first floor, you will find two well-proportioned bedrooms. The master bedroom conveniently connects to the family bathroom, which is elegantly finished with a bath, shower, toilet, and basin in a neutral style.

The second floor reveals a bright and airy loft conversion, now serving as a generous third bedroom. This space is filled with natural light, creating a perfect retreat for relaxation or study.

Outside, the property features a fully paved garden, complemented by a useful brick-built shed. While the garden may require a touch of attention, it offers a private outdoor space with significant potential for personalization.

Located close to Newcastle town centre, this home is well-positioned for access to local schools and transport links, making it a convenient choice for modern living.

Council Borough: Newcastle-Under-Lyme
Tenure : Freehold
Council Tax Band: A



Ground Floor

Kitchen

7'0" x 9'0"

Living Room

11'5" x 12'2"

Understairs Storage

2'11" x 6'5"

Reception Room

11'4" x 12'0"

First Floor

Bedroom One

9'0" x 11'4"

Bathroom

9'0" x 6'4"

Bedroom Two

8'4" x 10'1"

Second Floor

Bedroom Three

14'10" x 11'3"

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



- Three-storey home in the heart of Newcastle
- Welcoming front reception room with built-in storage, ideal for relaxation or entertaining.
- Spacious living room with direct access to the rear garden and additional downstairs storage.
- Modern fitted kitchen with ample cupboard space and room for appliances.
- First floor with two bedrooms, including a well-sized master bedroom.
- Bright loft conversion on the second floor, serving as a generous third bedroom.
- Private paved rear garden with potential for personalisation and outdoor enjoyment.
- Brick-built shed providing practical extra storage.
- Convenient location, close to Newcastle town centre, schools, and excellent transport links.



Floor Plan



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 purchasers. 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 Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

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