



## 49 The Bridle Path

CW3 9EQ

Asking Price £220,000



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STEPHENSON BROWNE

Set on one of Madeley's most desirable residential roads, this detached property offers spacious accommodation, an attractive plot, and exciting potential for modernisation, giving buyers the opportunity to create a home tailored to their own style in a highly sought-after location.

The ground floor begins with a welcoming hallway, complete with understairs storage and a handy guest W.C. The main lounge is bright and inviting with a gas feature fireplace. A second reception room offers flexibility as a formal dining room, home office, or snug, while the kitchen provides space for everyday dining and opens to the rear garden.

Upstairs, the home features three bedrooms. The main bedroom boasts fitted wardrobes and stunning open views across the surrounding countryside, creating a serene retreat. Bedroom two is also a well-proportioned double with generous storage, while bedroom three, though a smaller box room, is highly versatile, making an ideal home office, nursery, playroom, or cosy single bedroom. A family bathroom completes the first floor.

Outside, the property continues to impress. The rear garden is of a good size, providing plenty of space for outdoor living and further landscaping, and comes complete with a garden shed. To the front, there is driveway parking and an integral garage with a remote-controlled electric shutter door.

Situated close to village amenities, reputable schools, and with excellent transport links to Crewe, Newcastle-under-Lyme, and beyond, this property combines location, space, and potential – making it a rare opportunity in a prestigious setting.

Council Tax Band- D

Tenure- Freehold

Council- Newcastle-under-Lyme Borough

Council



## Ground Floor

### Kitchen

7'8" x 12'8"

### Dining/Reception Room

5'5" x 13'0"

### Understairs Storage

5'11" x 4'4"

### W.C.

2'7" x 8'7"

### Garage

7'8" x 13'5"

### Living Room

13'4" x 11'8"

## First Floor

### Bedroom One

10'2" x 13'4"

### Bathroom

6'4" x 5'5"

### Bedroom Two

10'2" x 8'8"

### Bedroom Three

8'10" x 6'5"

### Stephenson Browne 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.



- Spacious detached property in a sought-after Madeley location.
- Bright main lounge with gas feature fireplace.
- Flexible second reception room – ideal as a dining room, snug, or home office.
- Kitchen with space for casual dining and access to the rear garden.
- Three bedrooms – two generous doubles with excellent storage, plus a versatile box room (office/playroom/single)
- Bedroom one enjoys stunning countryside views.
- Convenient downstairs W.C. and useful understairs storage.
- Driveway and integral garage with remote-controlled electric shutter door.
- Combi boiler approx. 2 years old.
- So much potential, offering an abundance of storage and scope for modernization.



## 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 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		
	72	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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