



49 Macdonald Crescent

ST3 6JH

Asking Price £140,000



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STEPHENSON BROWNE

This well-presented semi-detached home offers a bright interior, generous storage solutions, and attractive outdoor spaces, ideal for first-time buyers, couples, or small families.

On the ground floor, you're welcomed into an entrance hall with space for coats and shoes. The lounge is a light-filled room with a large window, creating a warm and inviting atmosphere. Leading through, the utility area features built-in cupboards for practical storage and is versatile enough to be used as a study or workspace if desired. There is also an understairs storage room with electric supply, currently housing a freezer, further enhancing the home's functionality. From the utility, you have access to the outside as well as an open entrance into the kitchen, which includes a useful pantry. To the rear, there is also a built-in shed, accessible externally.

Upstairs, the property continues to impress with two generously sized bedrooms. The front bedroom is particularly spacious, while both easily accommodate double beds. A modern family bathroom and a handy airing cupboard complete the first floor.

Externally, there is plenty of outdoor space to enjoy. The home benefits from a lovely front garden, a good-sized rear garden, and a seating area created at the side of the property, offering a private spot for relaxation or entertaining.

The location further enhances the appeal, with highly regarded local schools nearby and excellent road links such as the A50, A500 and M6, making commuting and travel convenient.

This charming home is thoughtfully designed to balance comfort, practicality, and outdoor living, making it an excellent opportunity for buyers looking for a move-in-ready property in a popular location.

Council – Stoke-On-Trent City Council
Council Tax Band – A
Tenure – Freehold



Ground Floor

Hallway

Lounge

14'7" x 11'3"

Utility

6'10" x 7'2"

Understair Storage

2'11" x 3'9"

Kitchen

10'2" x 10'6"

Pantry

4'2"

Outside Shed (Attached)

2'7" x 4'7"

First Floor

Bedroom One

11'4" x 11'6"

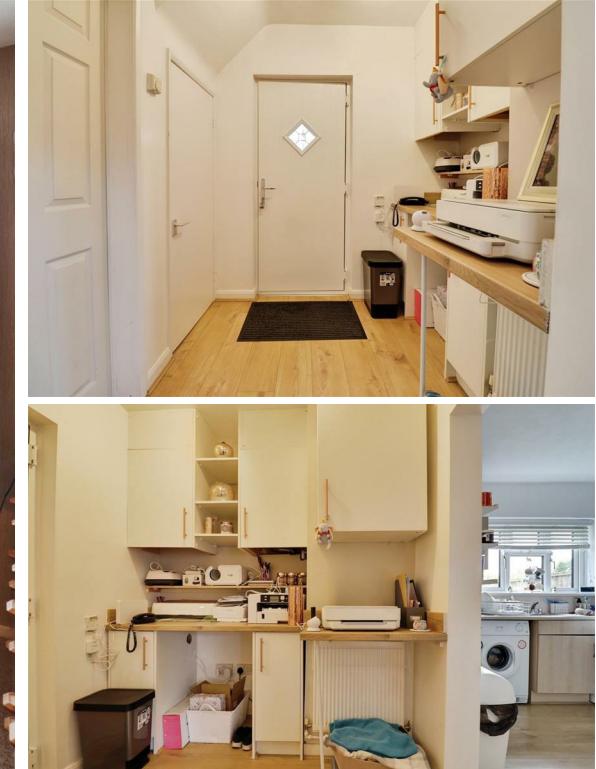
Bedroom Two

17'10" x 8'2"

Bathroom

7'7" x 5'5"

Airing Cupboard



- Attractive semi-detached home in a popular residential location
- Spacious lounge with large window and plenty of natural light
- Versatile utility area with built-in cupboards – ideal as a study space
- Handy understairs storage with electric, currently housing a freezer
- Well-planned kitchen with pantry for additional storage
- Two generous double bedrooms
- Modern family bathroom and upstairs airing cupboard
- Front and rear gardens, plus a private side seating area
- A well-balanced home offering comfort, practicality, and outdoor living

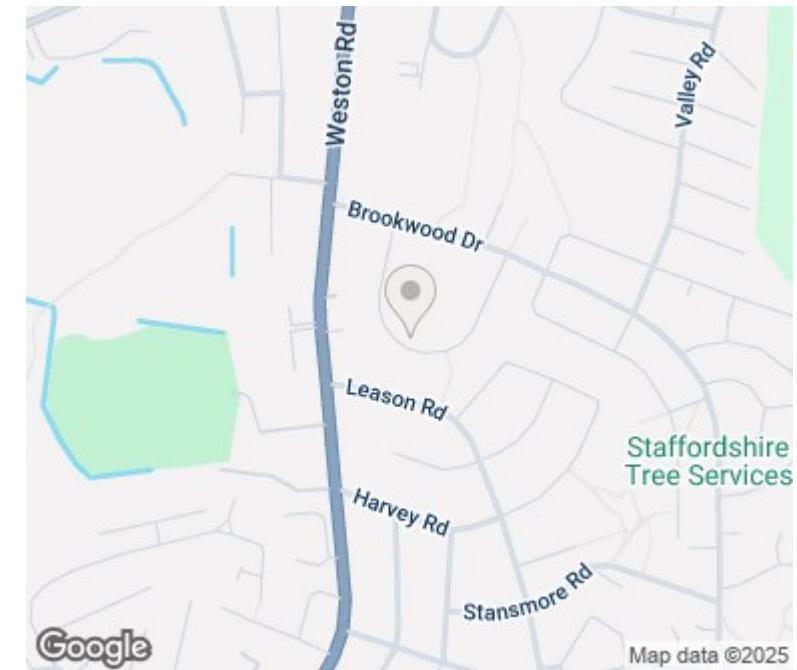


Floor Plan



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 and fixtures mentioned 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	83
(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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