



36 Sutton Street

ST5 7JH

Offers In The Region Of £175,000



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STEPHENSON BROWNE

Presented for sale is this well-appointed three-bedroom semi-detached house, ideal for first-time buyers and families seeking a comfortable and stylish home in a sought-after location. The property is within close proximity to excellent public transport links, reputable nearby schools, local amenities, and scenic walking routes.

Upon entry, the front porch provides practical storage space for coats and shoes, creating an organized and welcoming atmosphere. The bright and spacious living room features large windows that flood the space with natural light, complemented by an attractive fireplace that adds a touch of character and warmth to the home.

The modern kitchen, enhanced by natural light, offers dining space and is well-suited for family meals and entertaining. French doors seamlessly open onto the beautifully landscaped garden, complete with both grass and paved patio areas, an ideal setting for outdoor dining or relaxation. A handy shed offers additional storage solutions.

Upstairs, all three bedrooms are generously sized and can comfortably accommodate double beds, providing flexible living options for a growing family or guests. The contemporary family bathroom is finished to a high standard and benefits from a heated towel rail for added comfort.

For added practicality, the property also boasts a boarded loft with lighting and a fitted loft ladder, offering convenient additional storage space.

Additional advantages include off-road parking for two cars. This impressive property represents an excellent opportunity to reside in one of the area's most desirable locations, providing style, comfort, and convenience for modern family living. Early viewing is highly recommended.

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



Ground Floor

Living Room

16'4" x 12'4"

Kitchen/Diner

16'4" x 8'9"

First Floor

Bedroom One

11'10" x 8'8"

Bedroom Two

9'9" x 9'8"

Bedroom Three

7'5" x 12'3"

Bathroom

6'0" x 6'3"

Stephenson Browne AML Disclosure

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Why choose Stephenson Browne?

We combine local expertise, smart marketing and honest advice to sell your home faster and for the best possible price. If you are thinking of moving please do not hesitate to give us a call on 01782 625734.

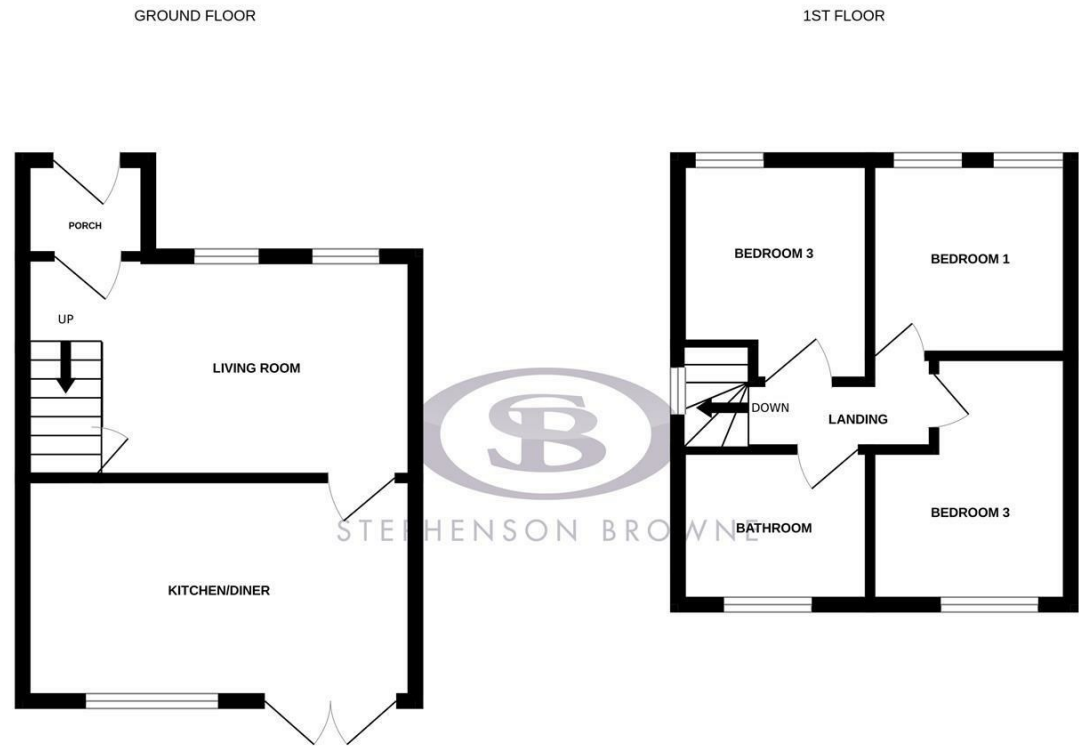


- Close to excellent transport links, reputable schools, local amenities, and scenic walking routes.
- Practical front porch to store coats and shoes, keeping the home tidy and organised.
- Bright & Spacious Living Room, complemented by a charming feature fireplace.
- Modern Kitchen with Dining Space with French doors opening directly onto the garden.
- A blend of lawn and patio areas provides the perfect setting for entertaining, dining, or simply relaxing outdoors.
- Three well-proportioned rooms, each capable of accommodating a double bed.
- A driveway with space for two vehicles ensures off-road convenience.
- This stylish, well-appointed home blends comfort, practicality, and modern design, ready to welcome its new owners.
- Finished to a high standard, the bathroom features a heated towel rail, combining practicality with comfort.
- Practical 6ft x 8ft Garden Shed, Situated in the rear garden, complete with power connection, ideal for secure and convenient storage.





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		
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-Under-Lyme Office on 01782 625734 if you would like to arrange a viewing appointment or require any further information.

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