



12 Baden Street
ST5 9EL
£125,000



Situated at the end of a quiet residential cul-de-sac close to Newcastle-under-Lyme town centre, this charming end of terrace home on Baden Street offers a well-designed layout, a private outlook, and plenty of potential to make it your own.

The bright and inviting lounge provides a cosy space to relax, flowing through to a spacious second reception room ideal as a dining area or family space, complete with handy understairs storage. An opening leads into the kitchen, which is simple yet functional and opens out to a private, stone-slabbed courtyard with a storage shed and separate WC.

The walled garden is low maintenance, not overlooked, and includes gated access to the pavement for added convenience.

Upstairs, there are two light and well-proportioned bedrooms, both offering access via the landing to the modern bathroom, which features a bath with overhead shower and a heated towel rail.

The property also benefits from on-street parking directly to the front.

With its neutral décor, end of terrace position, peaceful cul-de-sac setting, and private, non-overlooked garden, this home is ideal for first-time buyers or buy-to-let investors seeking a well-connected and easy-to-maintain property close to the Royal Stoke University Hospital, Newcastle town centre, and Keele University.

Council: Newcastle-under-Lyme

Council Tax Band: A

Tenure: Freehold



Ground Floor

Living Room

11'11" x 11'8"

Dining/Reception Room

12'0" x 11'11"

Understairs Storage

3'0" x 7'11"

Kitchen

9'1" x 6'5"

First Floor

Bedroom One

11'11" x 11'8"

Bedroom Two

8'7" x 12'1"

Hallway

16'0" x 3'0"

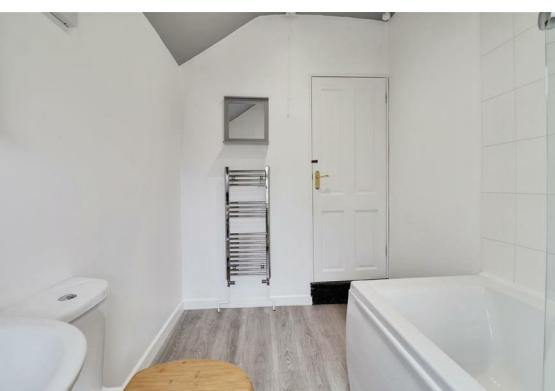
Bathroom

9'1" x 6'4"

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.

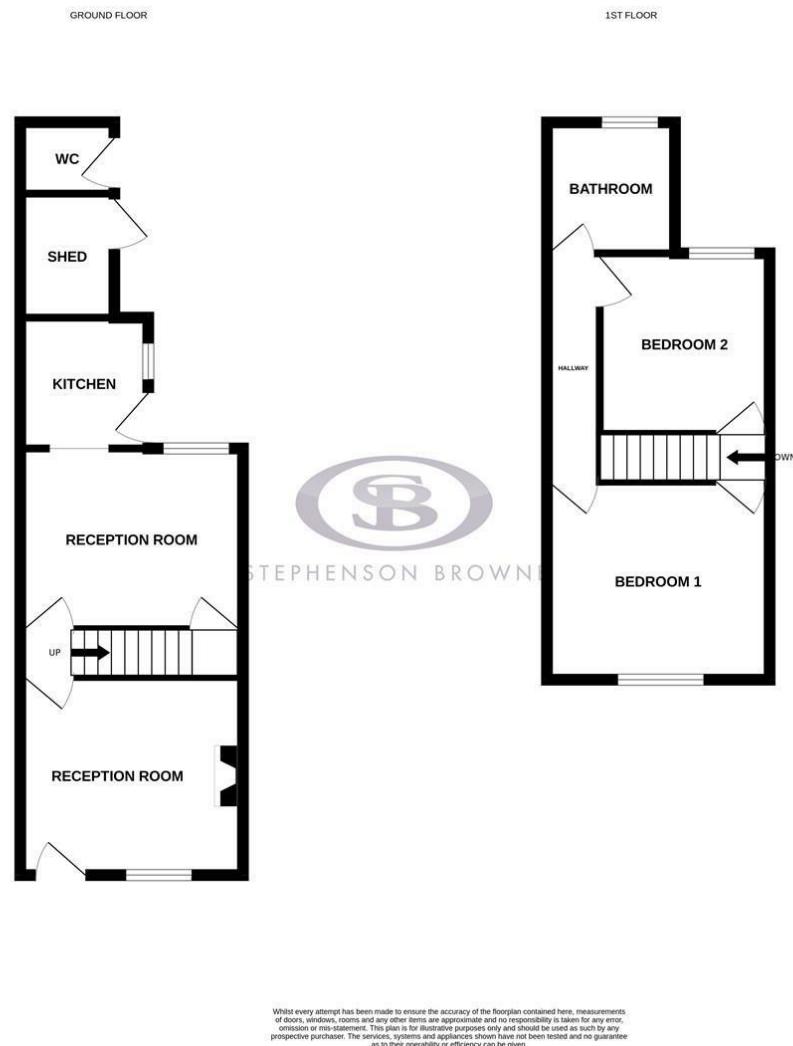


STEPHENSON BROWNE

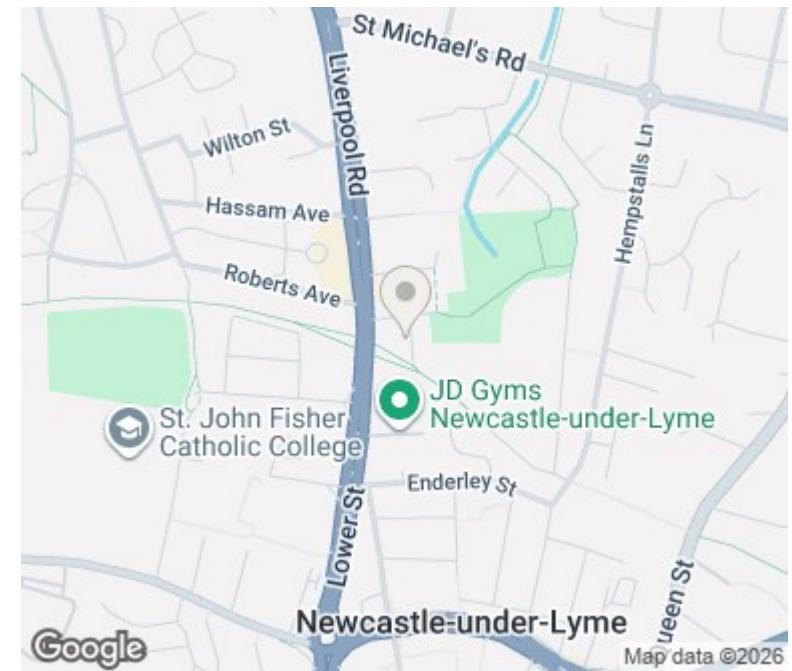
- Set back from the road on a street close to Newcastle-under-Lyme town centre.
- Charming end-of-terrace home offering a well-planned layout and great potential to make it your own.
- Bright lounge leading to a spacious second reception room with useful understairs storage.
- Functional kitchen opening onto a private stone-slatted courtyard.
- Low-maintenance walled garden with storage shed, separate WC, and gated access.
- Two well-proportioned bedrooms and a modern bathroom with bath and overhead shower.
- On-street parking available directly to the front.
- Neutral décor throughout, ready to move into or change to your taste.
- Conveniently located near Royal Stoke University Hospital, Newcastle town centre, and Keele University.



Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	77
(81-91)	B	
(69-80)	C	
(55-68)	D	62
(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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64