



**15 Birch Dale**  
CW3 9NS  
**£200,000**



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STEPHENSON BROWNE

Welcome to 15 Birch Dale, a newly renovated three-bedroom home that's ready to move straight into. Every detail has been carefully updated, offering a stylish and modern interior while still providing a blank canvas for you to add your own personal touch.

The property features new windows and doors throughout, including a smart front door and brand-new French doors opening from the reception room into the generous rear garden. Inside, you'll find a brand-new kitchen complete with new appliances, new central heating, new flooring throughout, and a new boiler with a five-year guarantee.

The ground floor offers a welcoming entrance hall leading to a spacious kitchen/diner on the left, which includes under-stair storage, plenty of cupboard and worktop space, and a gas hob with an electric oven. To the right is a bright living room with French doors opening out to the garden, perfect for enjoying the sunshine or entertaining guests.

Upstairs, there are three good-sized bedrooms, a family bathroom with bath, shower, and heated towel rail, and a separate W.C. The bright and airy landing features a lovely window overlooking the rear garden. Bedroom two also benefits from a useful storage room, ideal as a walk-in wardrobe.

The large rear garden can be accessed via the kitchen back door, the living room French doors, or through a side alleyway. It's a vast outdoor space with endless potential, perfect for families, entertaining, or creating your dream garden.

This stunning home offers modern comfort, fresh design, and a fantastic location in Madeley, close to great schools, shops, and local pubs. Ideal for first-time buyers, families, or anyone looking for a move-in-ready home with space to grow.

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



## Ground Floor

### Living Room

16'9" x 11'3"

### Entrance Hall

5'3" x 4'4"

### Kitchen/Diner

17'7" x 13'8"

### Understairs Storage

2'11" x 4'6"

## First Floor

### Bedroom One

11'5" x 11'10"

### Bedroom Two

15'4" x 7'7"

### Bedroom Three

7'8" x 9'1"

### W.C.

5'5" x 2'7"

### Bathroom/Shower Room

5'5" x 8'10"

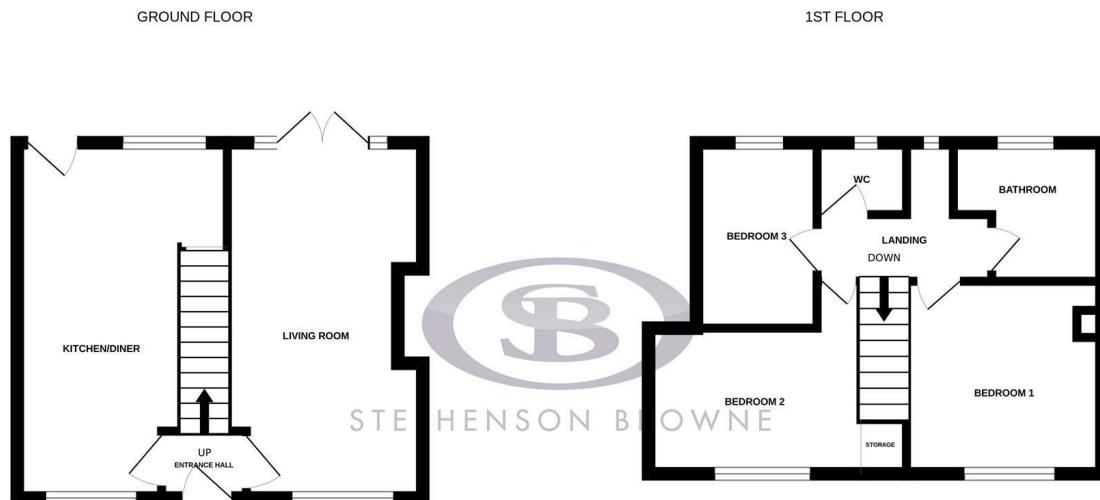


- Stylish new kitchen with appliances, gas cooker, and plenty of cupboard and worktop space
- New windows which are fully fire escape compliant so suitable for investors, doors, and smart front door adding style and security.
- Brand-new central heating system and boiler with a 5-year guarantee
- Bright and spacious living room with French doors opening to the garden
- Large, versatile rear garden accessed via the kitchen, living room, or side alleyway
- Newly renovated throughout
- Quiet, peaceful road with convenient on-street parking available
- Close to excellent schools, shops, and friendly local pubs in the heart of Madeley
- Three good-sized bedrooms
- New consumer unit with breakers plus the property has had new fully insulated floors installed throughout.





## 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 of furniture or fixtures are not guaranteed. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purpose 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
(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 <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-Under-Lyme Office on 01782 625734 if you would like to arrange a viewing appointment or require any further information.

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