



9 Landseer Place

ST5 7LE

£125,000



2



1



1



C



STEPHENSON BROWNE

Situated in a quiet cul-de-sac on Landseer Place, Newcastle-under-Lyme, this two-bedroom house presents an exceptional opportunity for first-time buyers and investors alike. Offering freehold with no upward chain, this property is primed for you to make it your own and would benefit from some updating.

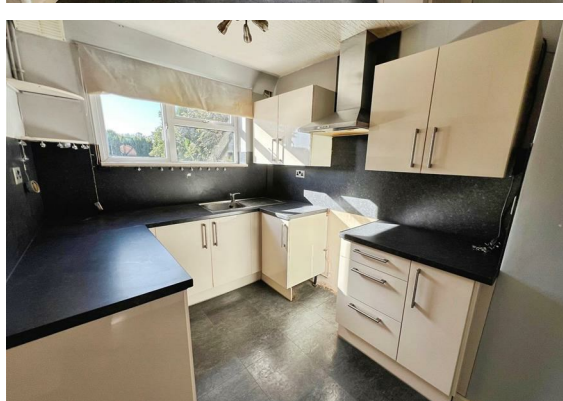
Upon entering, you are welcomed by a bright entrance hall that leads into a spacious living room, featuring a fireplace. The fitted kitchen is practical and includes a pantry and an understairs storage area. A lean-to back lobby serves as a utility space, adding further convenience.

The two generously sized double bedrooms provide ample room for relaxation and comfort. Bedroom Two includes a convenient storage room, perfect for wardrobe space, while the family bathroom features an airing cupboard, offering additional storage solutions. The loft space is fully boarded and includes a skylight and shelving, providing further versatility.

Outside, the property boasts expansive front and rear gardens, perfect for enjoying the outdoors or entertaining guests. Off-road parking is available at the rear, ensuring convenience and peace of mind.

This home is ideally situated near local shops, schools, and various amenities, making everyday life effortless. With easy access to the A34 and surrounding transport links, commuting and exploring the area is a breeze. Seize the opportunity to make this property your own and enjoy all it has to offer.

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



Ground Floor

Entrance Hall

9'6" x 5'11"

Living Room

19'11" x 11'2"

Kitchen

7'4" x 10'7"

Understairs Storage

2'4" x 3'11"

Back Lobby/Utility Space

9'1" x 6'2"

First Floor

Bedroom One

11'0" x 11'2"

Bedroom Two

14'1" x 9'3"

Storage Cupboard (Bed 2)

4'11" x 3'5"

Bathroom

5'4" x 6'3"

Airing Cupboard

2'10" x 2'2"

Loft Space

13'3" x 9'11"

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.

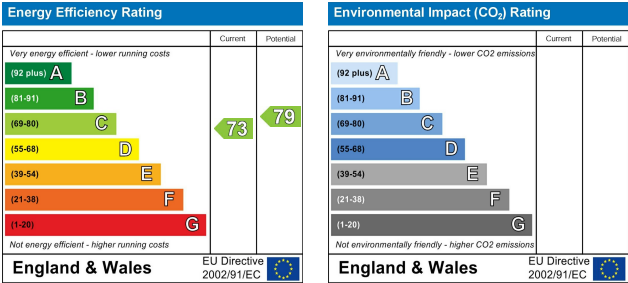


- Quiet cul-de-sac location close to shops, schools & amenities
- Spacious Living room with feature fireplace
- Modern fitted kitchen with pantry/understairs storage
- Two generous double bedrooms with ample room to personalize
- Fully boarded loft with skylight & shelving
- Family bathroom with airing cupboard storage
- Expansive front & rear gardens ideal for outdoor living
- Off-road parking to the rear for added convenience
- Handy back lobby/utility space for everyday convenience



Floor Plan

Area Map



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 be 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