



12 Lilleshall Road

ST5 3BX

Offers In The Region Of £250,000



3



1



2



D



STEPHENSON BROWNE

NO CHAIN!!

This beautifully presented three-bedroom home is located in one of Newcastle's most sought-after residential areas, known for its friendly community feel, convenient amenities, and excellent access to schools, shops, transport links, and the nearby hospital. It also sits directly opposite the lovely Lyme Valley Park, making it an ideal choice for families and first-time buyers alike.

Step through the front door into a welcoming entrance hall with charming original tiled flooring, setting the tone for the character found throughout. The ground floor features two impressive reception rooms: the front sitting room with a bay window, feature fireplace, and built-in storage, and a second reception room offering a fantastic living/dining space with a log burner and sliding doors leading to the beautifully landscaped four-tier garden. The entrance hall also includes a practical understairs cupboard, currently used as a laundry space. At the rear, the well-presented kitchen provides ample storage and worktop space, with access to a handy W.C. and a side door to the garden.

Upstairs are three well-kept bedrooms. Bedrooms one and two are generous doubles, with the main bedroom enjoying a bay window and charming built-in seating with storage overlooking the green. Bedroom three works well as a nursery, office, or guest room. The stylish family bathroom includes both a separate shower and a bath. Outside, the home continues to impress with a driveway for two cars and an attached garage. The standout four-tier rear garden offers paved, graveled, and lawned areas, with the top tier providing a private, peaceful spot for dining or relaxing.



Ground Floor

Entrance Hall

5'11" x 14'0"

Kitchen

8'5" x 15'10"

W.C.

4'9" x 2'11"

Understairs Storage/Laundry Room

Living/ Dining Room

18'11" x 11'1"

Sitting Room

13'8" x 11'1"

Garage

7'4" x 12'9"

First Floor

Bathroom

8'8" x 5'10"

Bedroom One

12'11" x 11'1"

Bedroom Two

11'1" x 12'5"

Bedroom Three

5'10" x 7'1"

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.

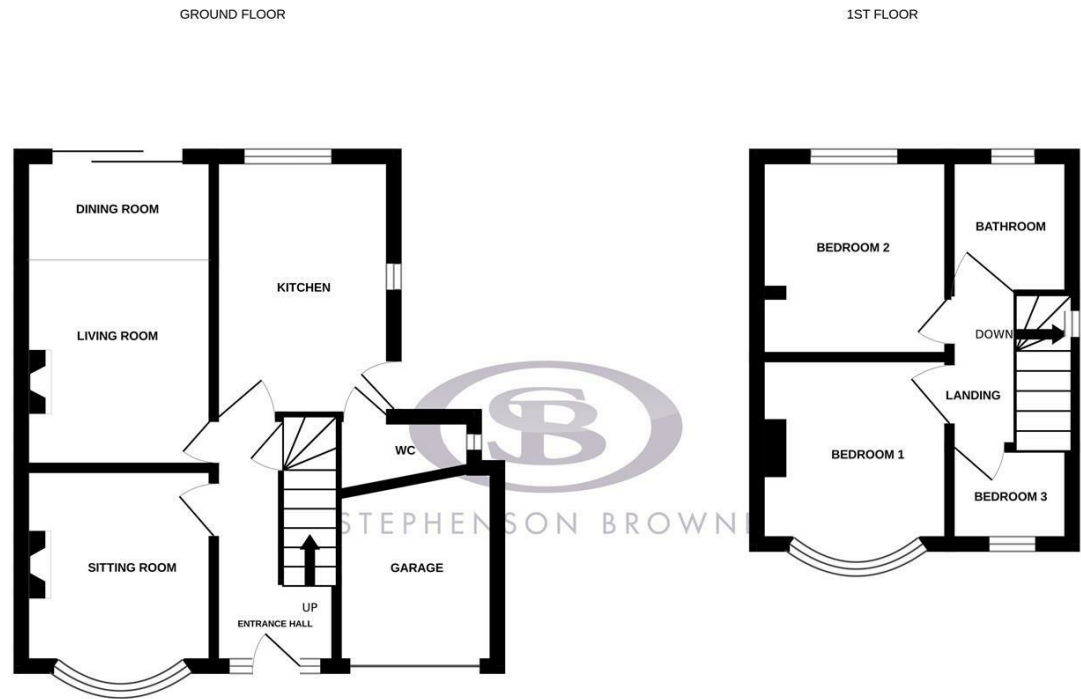


- Situated in one of Newcastle's most desirable areas, known for its community feel, and perfectly positioned right opposite Lyme Valley Park while also being within easy walking distance of Stoke hospital, with excellent access to schools, shops.
- Welcoming entrance hall with charming original tiled flooring, setting the tone for the home's character throughout.
- Front sitting room with bay window and feature fireplace; second reception room ideal for living/dining with a cosy log burner.
- Thoughtfully designed outdoor space with paved, gravelled, and lawned areas; top tier offers private dining and relaxation.
- Bright and Well-Designed Kitchen providing ample storage and worktop space, with direct access to a handy W.C. and side door to the garden.
- Two generous doubles including a bay-fronted main bedroom with built-in seating and storage; versatile third bedroom ideal as nursery, office, or guest room.
- Contemporary bathroom featuring both a separate shower and a bath.
- Driveway for two cars plus an attached garage, offering excellent practicality.
- Useful understairs cupboard currently used as a laundry space, providing valuable extra storage options.
- Freehold property, Council Tax Band C, under Newcastle-under-Lyme Council.



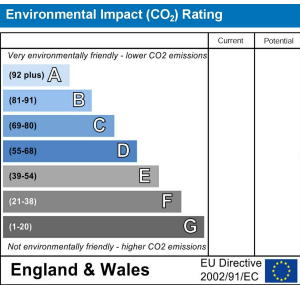
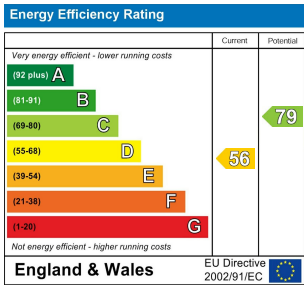
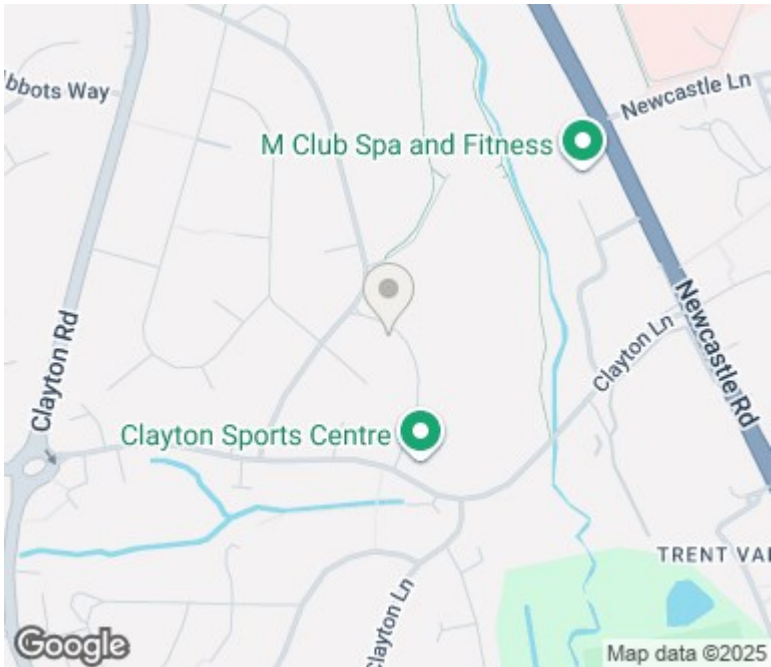


Floor Plan



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.
Made with Metropix ©2025

Area Map



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.

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

56 Merrial Street, Newcastle Under Lyme, Staffordshire, ST5 2AW
Telephone: 01782 625734 Email: newcastle@stephensonbrowne.co.uk Website: www.stephensonbrowne.co.uk