



Saw Pit Yard Newcastle Road

CW3 9JT

Guide Price £310,000



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STEPHENSON BROWNE

Set within the quiet setting of Saw Pit Yard, this two-bedroom detached bungalow offers an outstanding renovation opportunity with large front and rear gardens and excellent potential for small-holding use. Enjoying a peaceful, semi-rural position just off Newcastle Road in Madeley, the property combines village living with generous outdoor space and strong potential to add value.

Inside, the accommodation includes two well-proportioned bedrooms, a bathroom, a kitchen-diner, and a spacious living room featuring a charming bay window that provides plenty of natural light. A practical entrance hall and rear lobby complete the layout, offering storage options and access to the gardens.

While the bungalow requires updating throughout, it provides a solid footprint for refurbishment, reconfiguration, or extension (subject to planning). The extensive gardens to both the front and rear offer superb scope for anyone interested in keeping animals, growing produce, or creating a self-sufficient lifestyle. With its sizeable plot, flexible layout and strong scope for improvement, this property represents a rare chance to create a tailored rural home with genuine small-holding potential.

Tenure- Freehold
Council- Newcastle-Under-Lyme
Council Tax Band- C



Ground Floor

Back Lobby

3'11" x 15'0"

Bathroom

8'9" x 6'11"

Kitchen/ Diner

15'0" x 10'1"

Living Room

18'0" x 10'6"

Entrance Hall

14'4" x 3'8"

Bedroom One

8'10" x 15'0"

Bedroom Two

14'9" x 7'5"

Stephenson Browne AML Disclosure

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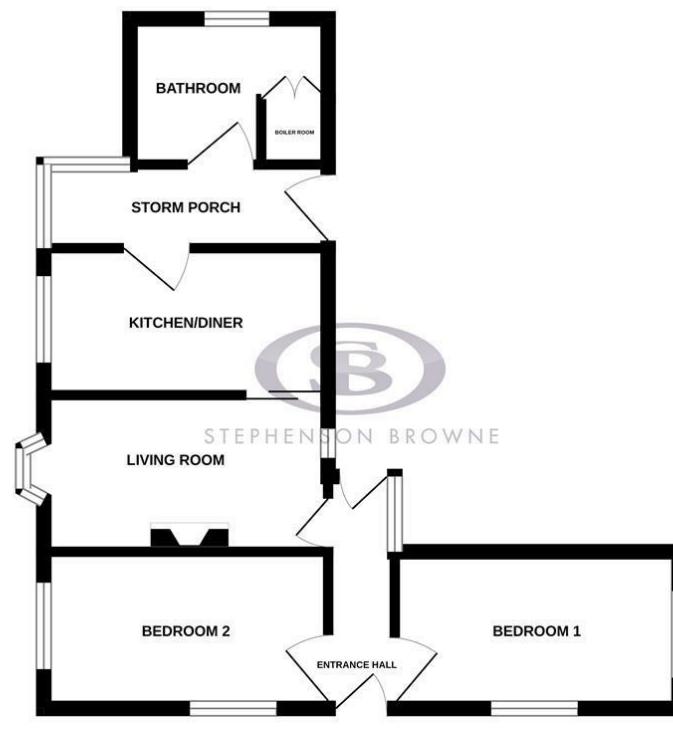


- Quietly positioned two-bedroom detached bungalow in Saw Pit Yard.
- Exceptional renovation project with strong potential to add value.
- Large front and rear gardens ideal for small-holding.
- Peaceful semi-rural setting just off Newcastle Road in Madeley.
- Spacious living room featuring a charming, light-filled bay window.
- Well-proportioned bedrooms offering comfortable accommodation.
- Kitchen-diner providing a practical and versatile layout.
- Full updating required, giving scope for refurbishment or reconfiguration.
- Potential for extension or further development (subject to planning).



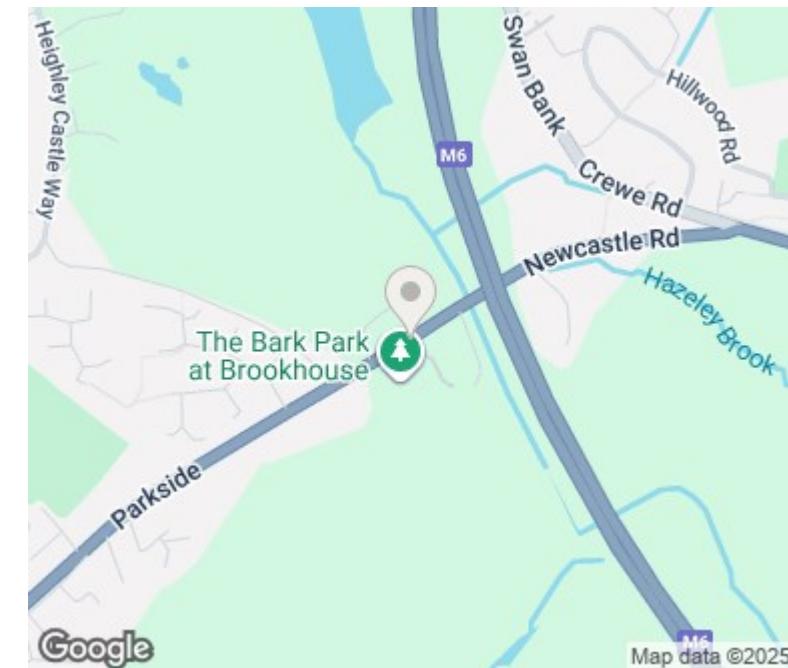
Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or areas, where applicable, are approximate only. It is intended as a guide only and should not be relied on as such by any prospective purchaser. This plan is for illustrative purposes only and should be viewed in conjunction with the detailed description of the property. 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 Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

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