



## 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**

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.

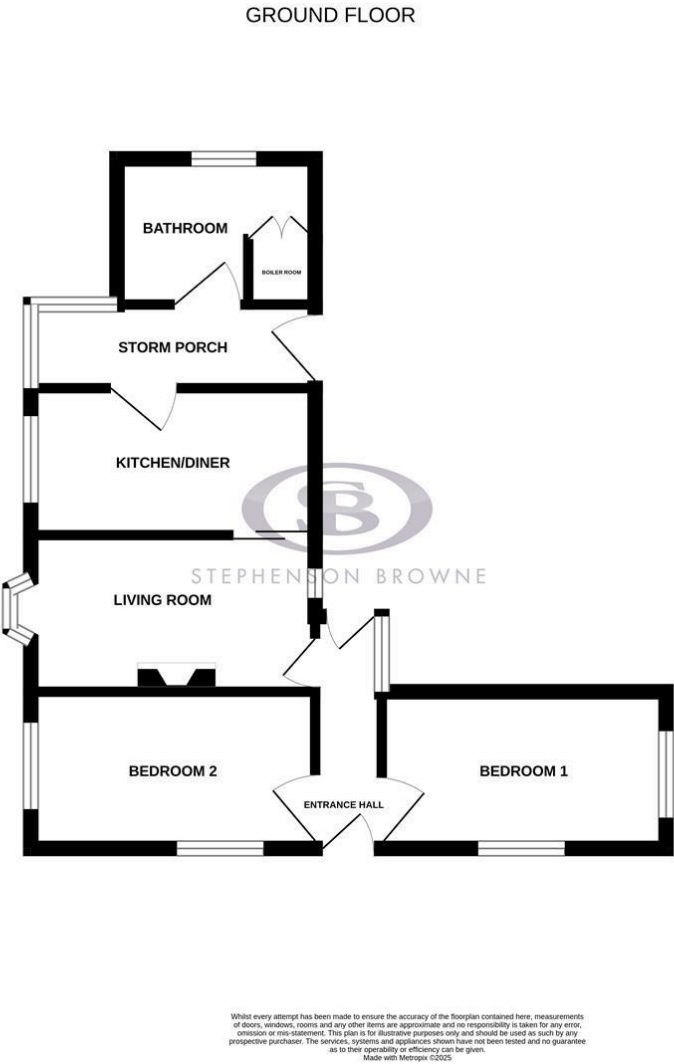




- Quietly positioned two-bedroom detached bungalow in Saw Pit Yard.
- Exceptional renovation project with strong potential to add value.
- Large front and rear gardens ideal for small-holding.
- Peaceful semi-rural setting just off Newcastle Road in Madeley.
- Spacious living room featuring a charming, 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



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 <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 Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

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