



31 Lansdell Avenue, Newcastle Under Lyme, ST5 8HB

Offers in the region of £225,000

Discover this traditional semi-detached home located within a sought after residential area of Newcastle. Boasting original doors, stained glass, and picture railing, this three bedroom property is the perfect fit for growing families looking for a long term home with added charm.

Denise White Estate Agents Comments

Welcome to this charming three-bedroom semi-detached home, situated in a popular residential area of Newcastle. This property beautifully blends traditional character with modern convenience, making it an ideal choice for families and professionals alike.

As you step inside, you are greeted by stunning original features that exude charm, including stained glass doors and elegant picture railing. The ground floor offers two spacious reception rooms, each adorned with bay windows that flood the space with natural light, creating a warm and inviting atmosphere. The traditional galley kitchen boasts stylish cabinetry and provides convenient access to the rear garden, perfect for entertaining or enjoying family time outdoors. Additionally, a useful WC is thoughtfully situated on this level, catering to the demands of modern family living.

To the first floor, you will find two generously sized double bedrooms, both tastefully decorated in neutral tones. A third single room presents a versatile option, ideal as a child's bedroom or a dedicated home office/workspace. All three bedrooms are serviced by a bright and airy bathroom, complete with a fitted bath and a separate shower, ensuring functionality for the whole family.

Externally, the property features off-road parking to the front, leading to a single garage for added convenience. The rear garden is enclosed with a paved patio area—perfect for sitting out in the warmer months—and a lawn beyond, providing space for children to play.

This delightful home combines convenience and charm, making it a perfect choice for those looking to settle in a vibrant community.

Location

The property is ideally located just over 2 miles from the centre of Newcastle Under Lyme. With excellent road links across Stoke on Trent, offering easy access to the M6 motorway junction 15 and

A50 which provides access to Uttoxeter and Derby. Stoke on Trent Train Station is also just over 4 miles away which can take you to Manchester in approximately 40 minutes, Birmingham in approximately 1 hour and down to London in just 90 minutes!

Newcastle-under-Lyme is a charming market town in Staffordshire, England, with a rich history and culture. You can stroll through the picturesque streets and admire the Georgian and Victorian architecture, or visit the Brompton Museum and Art Gallery to learn about the local heritage and art. If you are looking for some green space, head to the Apedale Country Park, where you can enjoy the wildlife, trails, and views. For a taste of academic life, you can explore the Keele University campus, which boasts a beautiful arboretum and a renowned observatory. Whether you are interested in history, nature, or education, Newcastle-under-Lyme has something for everyone.

Stoke-on-Trent is a city of creativity and culture in the heart of England. Known as The Potteries, it is the home of world-famous ceramics and pottery factories, where you can learn about the history and craft of this industry, or even try your hand at making your own. Stoke-on-Trent also offers plenty of family fun, with attractions such as the Trentham Estate, where you can explore the beautiful gardens, shop at the village, or meet the monkeys at the Trentham Monkey Forest. For thrill-seekers, Stoke-on-Trent is close to Alton Towers, the largest amusement park in Britain, with rides, shows, and entertainment for all ages.

Entrance Porch

UPVC double doors to the front aspect. Ceiling light.

Entrance Hall



Wood effect laminate flooring. Wall mounted radiator. Wood and stained glass door to the front aspect. Stained glass window to the side aspect. Stairs to the first floor accommodation. Two ceiling lights.

Dining Room

11'6" x 13'10" into bay (3.52 x 4.22 into bay)



Continued wood effect flooring. Wall mounted radiator. UPVC double glazed bay window to the front aspect. Picture railing. Ceiling light.

Living Room

10'7" x 14'4" into bay (3.23 x 4.39 into bay)



Continued wood effect flooring. Wall mounted radiator. UPVC double glazed bay window to the rear aspect. Gas fire. Picture railing. Ceiling light.

Kitchen

16'1" x 6'0" (4.91 x 1.83)



Tiled effect flooring. Wooden shaker style wall and base units with laminate work surfaces above. Integrated electric oven with gas hob and extractor above, sink and drainer unit with mixer tap, dish washer, and fridge. Two UPVC double glazed windows to the side and rear aspect. UPVC door to the side aspect. Inset spotlights.

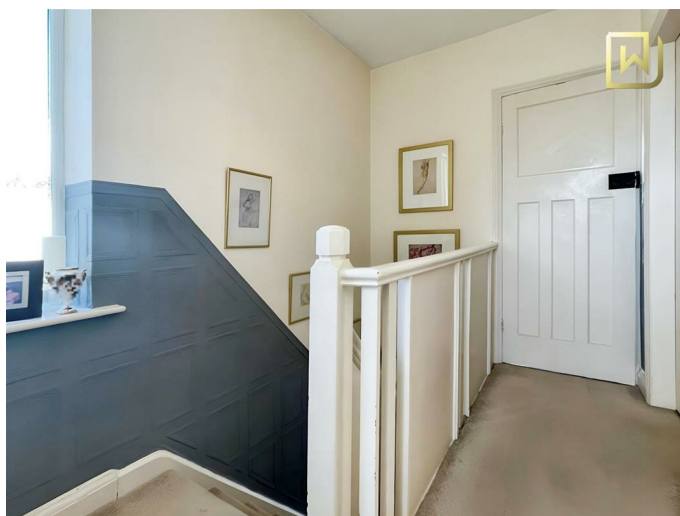
WC

2'7" x 5'9" (0.79 x 1.77)



Continued wood effect flooring. Low level WC. Cloakroom wash hand basin. Obscured wooden window to the side aspect. Ceiling light.

First Floor Landing



Fitted carpet. Obscured UPVC double glazed window to the side aspect. Ceiling light.

Bedroom One

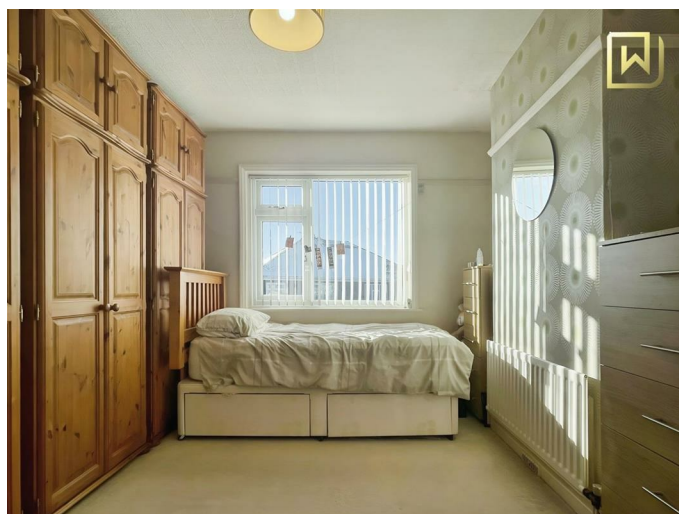
11'10" x 10'7" (3.63 x 3.25)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Picture railing. Ceiling light.

Bedroom Two

12'5" x 10'7" (3.79 x 3.25)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Picture railing. Loft access. Ceiling light.

Bedroom Three

6'2" x 7'7" (1.88 x 2.33)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

Bathroom

7'0" x 5'11" (2.15 x 1.81)



Tiled effect flooring. Partially tiled walls. Pedestal wash hand basin. Low level WC. Fitting bath. Shower cubicle with shower. Obscured UPVC double glazed window to the rear aspect. Spotlights.

Garage

7'1" x 17'10" (2.17 x 5.44)

Up and over door to the front aspect. Power and lighting. UPVC door to the rear aspect.

Outside



To the front of the property is a driveway providing off road parking and leads to a single garage. To the rear of the property is an enclosed garden with an initial paved patio area which can be accessed from the kitchen. There is a lawned area beyond.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Newcastle Under Lyme Band C

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Require A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

WE WON!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

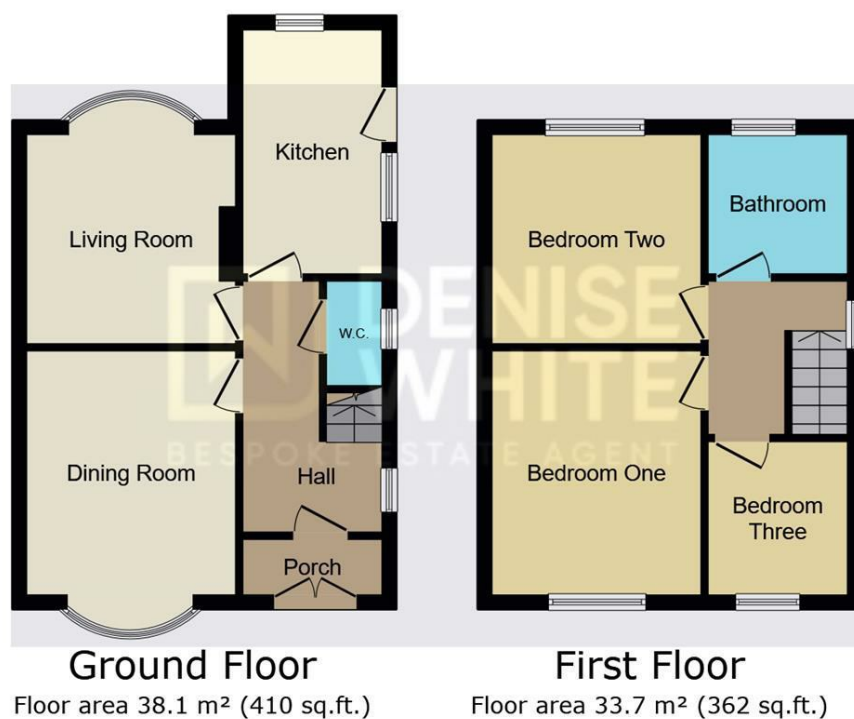
The British Property Awards, renowned for their

inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Floor Plan

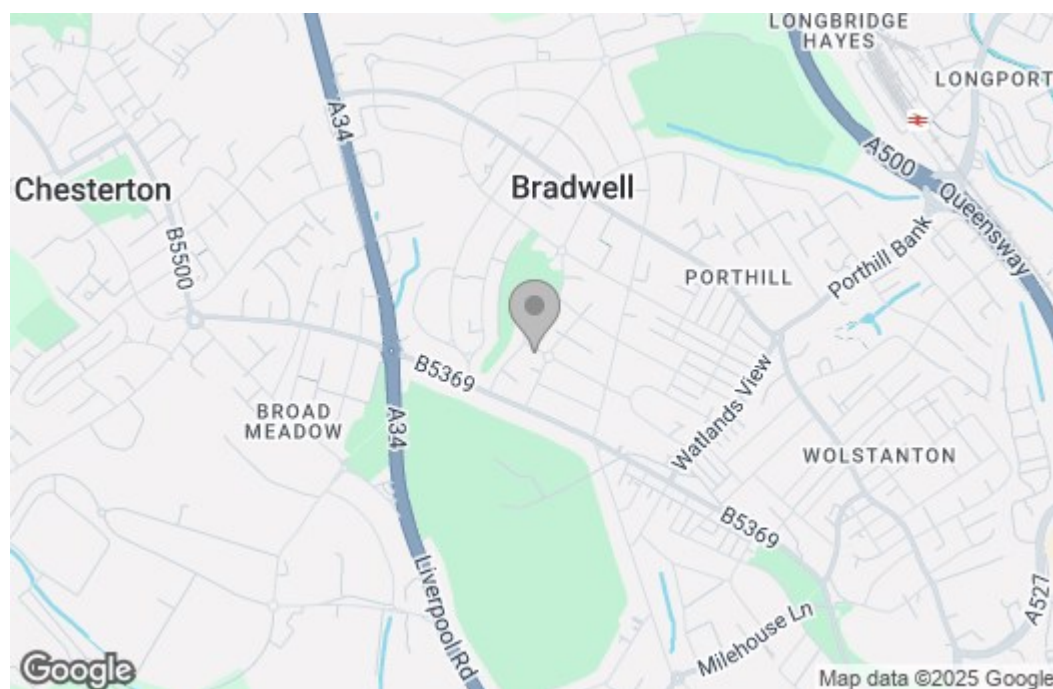


TOTAL: 71.8 m² (772 sq.ft.)



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>65</p>	<p>81</p>
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk