



**143 Seabridge Lane, Newcastle Under Lyme, ST5 4AW**

**Asking price £212,500**

This well-presented three bedroom home is perfect for growing families looking to be within close proximity to a range of local amenities as well as green spaces. The property features three bedrooms, off road parking and garage, and a good sized well maintained rear garden.

### Denise White Estate Agents Comments

This well-presented three-bedroom semi-detached property is ideally situated on the outskirts of Newcastle Under Lyme, offering both convenience and a peaceful setting. The property boasts off-road parking to the front, with ample space for multiple vehicles, leading to a single garage for additional storage or parking.

Inside, the home welcomes you with a bright and inviting entrance hall. The neutrally decorated living room provides a comfortable and relaxed space for the whole family. The kitchen is fitted with charming shaker-style cabinets and integrated appliances, offering both style and functionality. The kitchen flows seamlessly into a separate dining area, which features French doors that open onto the rear garden. Additionally, the ground floor benefits from a useful utility room and a conveniently located downstairs shower room.

The first floor comprises three well-proportioned bedrooms, including two spacious double rooms and a good-sized single room, ideal for a child's bedroom, office, or guest room. A well-appointed family bathroom completes the first-floor accommodation, offering both comfort and practicality.

Externally, to the rear of the property, is an enclosed, generously sized garden that is predominantly lawned, bordered by mature, well-landscaped plants, providing a peaceful and private outdoor space. The garden also enjoys pleasant views to the rear towards Bunny Hill, adding to the appeal of this lovely home.

This property combines practical living spaces with a charming and tranquil setting, making it the perfect choice for those looking for a family home with excellent local amenities and scenic surroundings.

### Location

Newcastle is a market town and the administrative centre of the Borough of Newcastle-under-Lyme in Staffordshire just west of the city of Stoke On Trent.

The market is open six days a week. The town features several parks, including the Queen's Gardens and Grosvenor Gardens.

There are a number of primary and secondary schools including Newcastle Community Academy, Clayton Hall Academy, St John Fisher Catholic College, Sir Thomas Boughey Academy and Orme Academy. Keele University is situated just 2.4 miles from the property.

Newcastle-under-Lyme is served by the M6 motorway to the south and west which is just a five minute drive from the property and provides access south to Stafford and North to Warrington and Manchester. The A500 road lies to the north and east of Newcastle. There is also a bus station in the town.

### Entrance Porch

3'3" x 6'6" (1.00 x 2.00 )

Tiled flooring. UPVC double glazed windows to the side aspects. UPVC door to the front aspect. Wall light.

### Entrance Hall

6'0" x 14'2" (1.83 x 4.32 )



Fitted carpet. UPVC door to the front aspect. Wall mounted radiator. Stairs to the first floor accommodation. Under stairs storage cupboard. Picture railing. Ceiling light



## Living Room

13'5" x 11'9" (4.11 x 3.60 )



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

## Dining Room

9'10" x 9'7" (3.01 x 2.93 )



All mounted radiator. UPVC sliding doors to the rear aspect. Coving. Ceiling light.

## Kitchen

9'10" x 8'2" (3.00 x 2.51 )



Tiled flooring. Worksurfaces above. Integrated electric split oven, stainless steel sink and drainer unit with mixer tap above, gas hob with extractor above. UPVC double glazed window to the rear aspect.

## Utility

6'6" x 9'11" (2.00 x 3.04 )



Tiled flooring. One base unit with. Undercounter space for washing machine and tumble dryer. Space for freestanding fridge freezer. Integrated stainless steel sink and drainer unit with mixer tap above. UPVC door to the rear aspect.

### Shower Room

5'3" x 6'2" (1.62 x 1.89 )



Continued tiled flooring. Low-level WC. Wash hand basin. Wall mounted radiator. Shower cubicle with electric shower. Obscured UPVC double glazed window to the front aspect. Ceiling light.

### First Floor Landing



Fitted carpet. Security PVC double glazed window to the side aspect. Loft access. Coving. Ceiling light.

### Bedroom One

13'6" x 9'5" (4.14 x 2.88 )



Fitted carpet. All mounted radiator. UPVC double glazed window to front aspect. Coving. Ceiling light.

### Bedroom Two

9'11" x 11'0" (3.03 x 3.37 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Fitted wardrobes. Coving. Ceiling light.



### Bedroom Three

8'0" x 8'6" (2.45 x 2.60 )



Stop wall mounted radiator. UPVC double glazed window to the front aspect. Coving. Ceiling light.

### Bathroom

5'5" x 6'9" (1.67 x 2.08 )



Tiled flooring. Tiled walls. Wall mounted radiator. Low-level WC. Wash hand basin. Fitted with shower attachment above. Obscured UPVC double glazed window to the rear aspect. Extractor fan. Ceiling light.

### Garage

17'1" x 8'7" (5.22 x 2.63 )

Concrete flooring. Power and lighting. Up and over door to the front aspect.

### Outside



Externally, the property features off road parking for multiple vehicles to the front.

To the rear is a good sized, enclosed south-facing garden which is largely turfed with mature borders surrounding.

### 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.

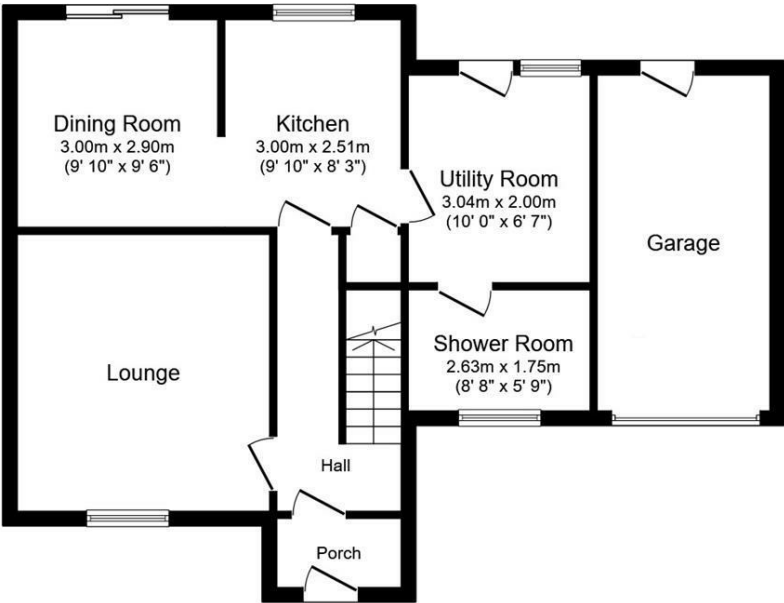
The British Property Awards, renowned for their

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.

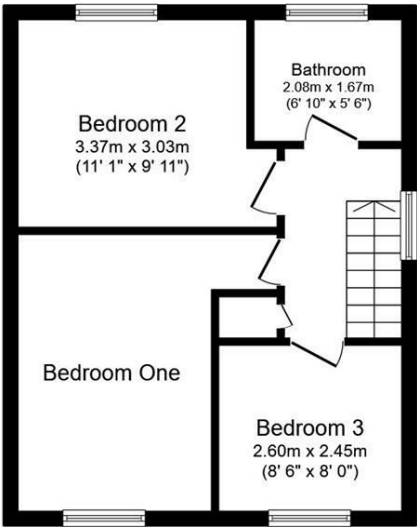
As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

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



Ground Floor  
Floor area 67.2 sq.m. (724 sq.ft.)



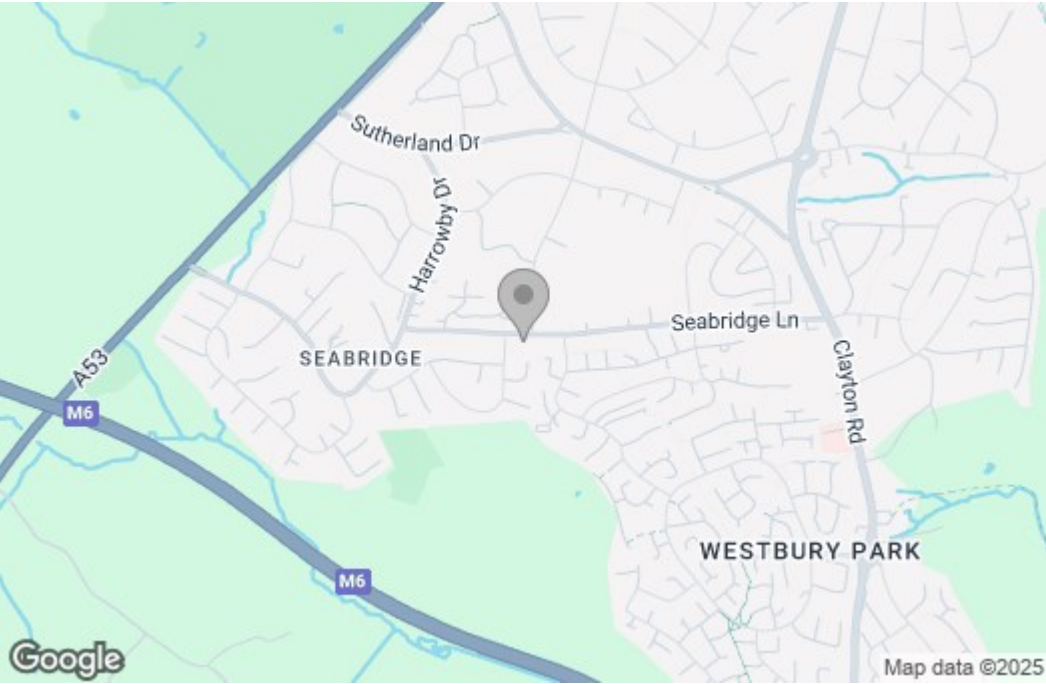
First Floor  
Floor area 39.4 sq.m. (424 sq.ft.)

Total floor area: 106.6 sq.m. (1,148 sq.ft.)

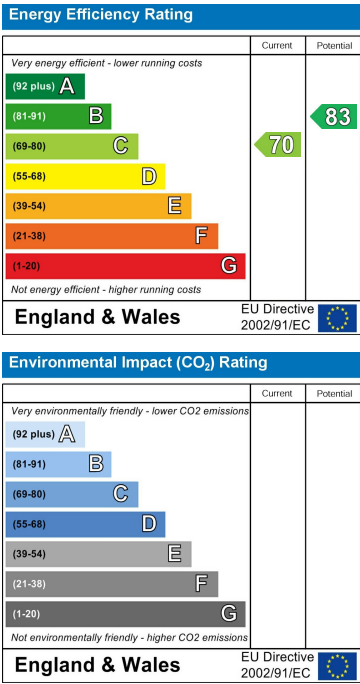
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.