



61 Newpool Terrace

Brown Lees, ST8 6PE

Offers in excess of £135,000



Carters are delighted to welcome to the market this attractive mid-terrace property, ideally located on Newpool Terrace in the popular area of Brown Lees, Staffordshire Moorlands. Offering a generous 979 square feet of accommodation, this well-proportioned home presents an excellent opportunity for first-time buyers or investors looking to add value.

The property comprises three spacious bedrooms and two inviting reception rooms, providing flexible living space suitable for families or those working from home. The ground floor also features a well-sized bathroom, conveniently located to serve the household.

Externally, the home benefits from a garage and off-road parking for two vehicles—an increasingly rare advantage in a terrace setting.

While the property has been well cared for, it would benefit from selective modernisation, offering purchasers the chance to update and personalise the space to their own taste.

Situated close to reputable schools, a local park, and a range of shops, bars, and other amenities, the property enjoys a convenient and community-oriented location.

This is a fantastic opportunity to acquire a spacious home in a desirable area, with scope to enhance and make it your own. Early viewing is highly recommended.

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Entrance Hall

UPVC double glazed entrance door and window to the front elevation. Stairs leading up to the first floor.

Hallway

Coving. Radiator

Living Room

13'1 x 7'7 (3.99m x 2.31m)

UPVC double glazed window to the front elevation.

Gas fire with a tiled hearth and surround. Coving. Radiator.

Dining Room

14'2 x 11'6 (4.32m x 3.51m)

UPVC double glazed window to the rear elevation.

Recently fitted electric fire with a feature surround. Coving. Radiator. Under stairs storage cupboard. Access to cellar via storage cupboard, under the current flooring.

Kitchen

10'3 x 7'5 (3.12m x 2.26m)

UPVC double glazed windows to the side elevation.

A range of fitted base, drawer and wall units which incorporate work surfaces with an inset one and a half bowl sink, drainer and mixer tap. Partially tiled walls. Tiled floor.

Inner Hallway

Partially tiled walls. Door leading into boot room.

Bathroom

UPVC double glazed window to the side elevation.

A white three piece suite comprising of a panelled bath with shower attachment,

pedestal hand wash basin and low level WC. Heated towel rail. Radiator. Tiled walls.

Boot Room

5'02 x 3'08 (1.57m x 1.12m)

UPVC double glazed door to the rear elevation and UPVC double glazed window to the side.

Vinyl flooring.

First Floor Landing

Loft access. Radiator.

Main Bedroom

13'0 x 11'0 (3.96m x 3.35m)

UPVC double glazed window to the front elevation.

Coving. Radiator.

Bedroom Two

11'6 x 10'9 (3.51m x 3.28m)

UPVC double glazed window to the rear elevation.

Radiator.

Bedroom Three

11'3 x 7'7 (3.43m x 2.31m)

UPVC double glazed window to the front elevation.

Radiator.

Externally

Front:

There is a small forecourt to the front elevation providing extra security and privacy.

Rear:

There is a small courtyard and a brick built outbuilding with power, lighting and plumbing for a washing machine. Behind the garage is a garden, ideal for an allotment, with an apple and plum tree to

enjoy

The communal rear entryway gives access to the rear driveway providing off road parking and access to the garage. A lean to workshop and a rear garden with two timber storage sheds.

Garage

16' x 8' approx (4.88m x 2.44m approx)

Up and over door to the front elevation.

Power and lighting.

Storage Lean-To

16' x 8' approx (4.88m x 2.44m approx)

Power and lighting

Additional Information

Freehold.

Council Tax Band A.

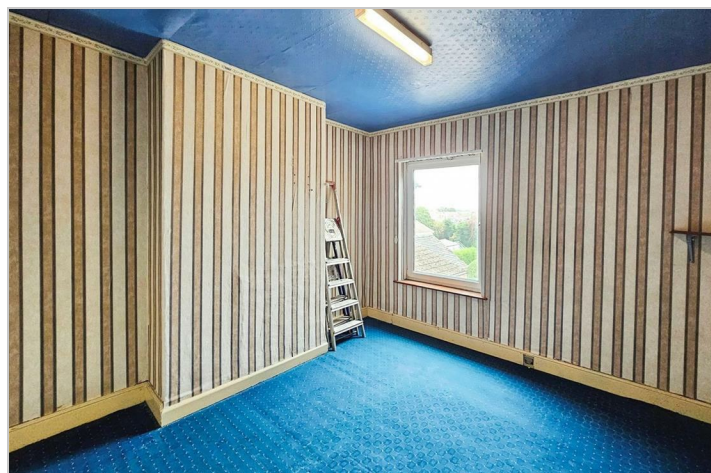
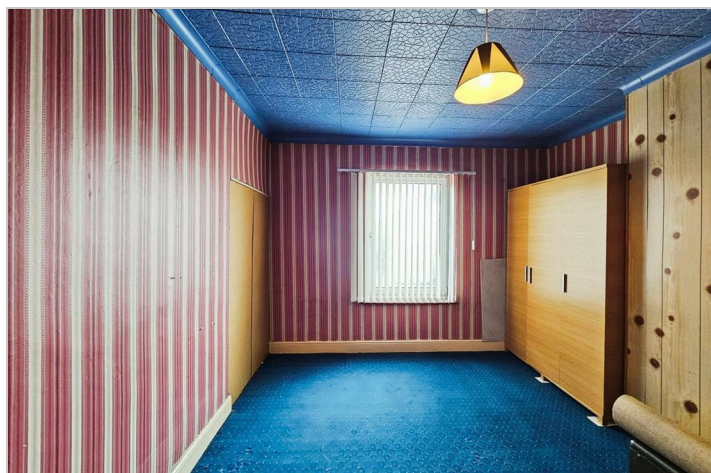
Boiler: Approx 2 years old.

Total Floor Area: 91 Sq M / 979 Sq Ft.

Disclaimer

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Tel: 01782 470391



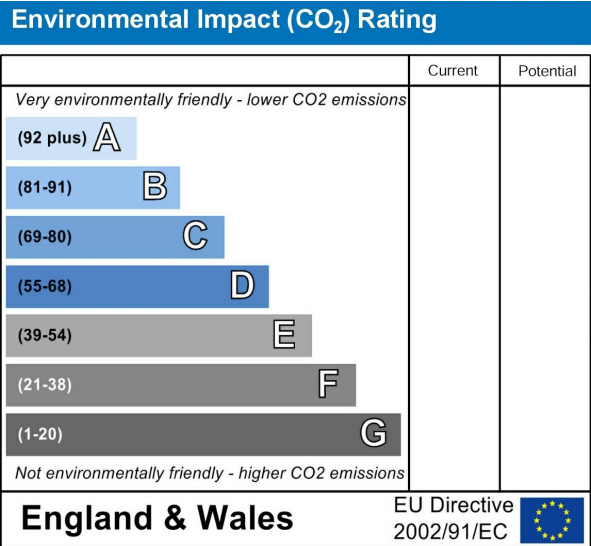
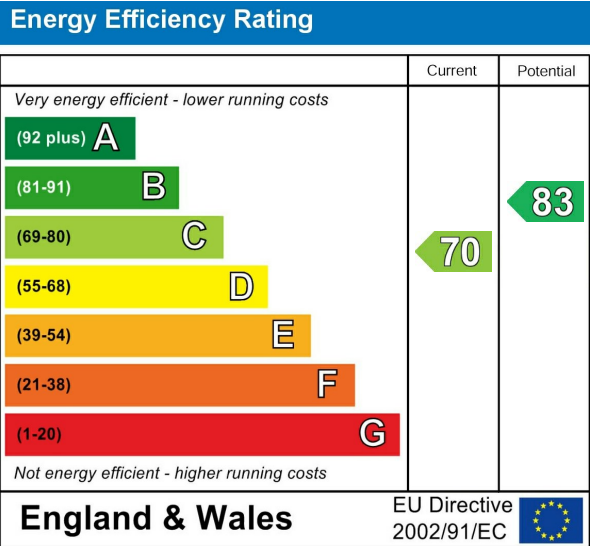
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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