



8 Baden Street

, Newcastle, ST5 9EL

Offers in excess of £100,000



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Summary

Situated on a quiet one-way street just moments from Newcastle-under-Lyme town centre, this well-presented two-bedroom terraced home offers an excellent opportunity for first-time buyers or investors, with a potential gross yield of 7.8%.

The ground floor features two spacious reception rooms and a modern kitchen, perfect for comfortable living and entertaining. Upstairs, the property boasts two generous double bedrooms. The family bathroom which is accessed via the main bedroom, includes a stylish three-piece suite with a shower over the bath and the added benefit of newly installed shower boarding.

The property is perfectly positioned close to local amenities, schools, and major commuter routes including the A34, A500, and M6—making it an excellent base for modern living.

Newcastle-under-Lyme is a vibrant market town known for its rich history, cultural attractions, and strong transport links. With a strong rental demand in the area, this property offers a fantastic investment opportunity.

Newcastle-under-lyme

Newcastle-under-Lyme is a vibrant market town that blends historic charm with modern amenities. It offers a wide range of property types and is well-connected via the M6, A500, and excellent public transport links. The town boasts popular residential areas such as The Westlands, Clayton, and Maybank, along with nearby rural villages like Betley and Madeley. Residents enjoy a strong mix of retail outlets, independent shops, cafés, and leisure facilities, as well as access to well-regarded schools and Keele University just two miles away. With its rich heritage, green spaces, and excellent commuter links, Newcastle-under-Lyme is an ideal location for families, professionals, and investors alike.

Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

Ground Floor

Living Room

11'5" x 12'2" (3.49 x 3.73)

Enter through the front door into a bright and welcoming living room, neutrally decorated with white walls and stylish laminate flooring. The chimney breast provides a perfect focal point and is ideally suited for wall-mounting a TV.

Dining Room

11'5" x 12'0" (3.50 x 3.68)

Flowing through to the dining room, you'll find the same neutral décor with white walls and matching laminate flooring, creating a cohesive and modern feel. A second chimney breast adds character, while a rear door provides direct access to the enclosed rear garden—ideal for entertaining or outdoor dining.

Kitchen

6'5" x 8'11" (1.96 x 2.74)

The modern kitchen features a range of wall and base units offering ample storage, along with a freestanding cooker and an under-counter fridge, which can be included in the sale. There's also space and plumbing for a washing machine and either a dishwasher or dryer. Finished with neutral décor and practical vinyl flooring, the kitchen offers a clean and functional space ready to call your own.

First Floor

Tel: 07778 908724

Bedroom One

11'5" x 13'10" (3.50 x 4.23)

A spacious double bedroom overlooking the rear elevation, finished with neutral décor and fitted carpet for a cosy feel. This room also provides access to the family bathroom, making it a practical and private space within the home.

Bathroom

6'2" x 8'7" (1.89 x 2.63)

The family bathroom is fitted with a modern three-piece suite comprising a shower over bath, hand basin, and toilet. Additional features include a heated towel rail, durable vinyl flooring, and newly installed shower boarding, offering a clean and contemporary finish.

Bedroom Two

11'6" x 11'8" (3.52 x 3.58)

A second well-proportioned double bedroom overlooking the front elevation, featuring neutral décor and comfortable fitted carpet, offering a bright and inviting space.

Externally

Rear Garden

The rear garden features three brick-built sheds, providing excellent storage options. While the garden would benefit from some TLC, it offers a fantastic opportunity for the new owner to create a private and relaxing outdoor space.

Tenure

Freehold, to be confirmed by the Vendor's solicitor.

Energy Performance Certificate

Current Rating D.

Possession

Vacant possession upon completion.

Viewing

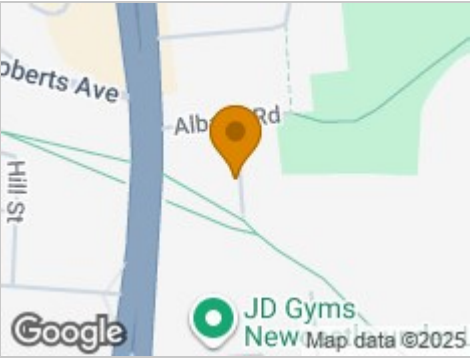
Viewings are by appointment only and can be arranged by calling New Adventure Homes.

Selling or Letting Your Property?

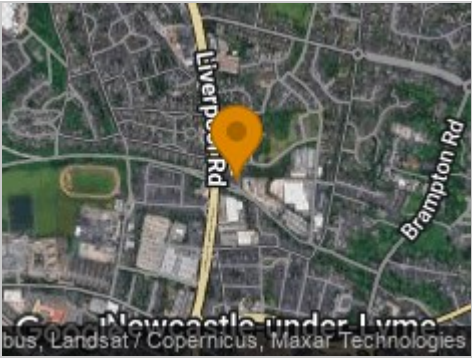
Whether you're searching for a new agent or just need expert advice, we offer unique service packages tailored to your needs. Call us today on 07778 908 724 — we're here to help!



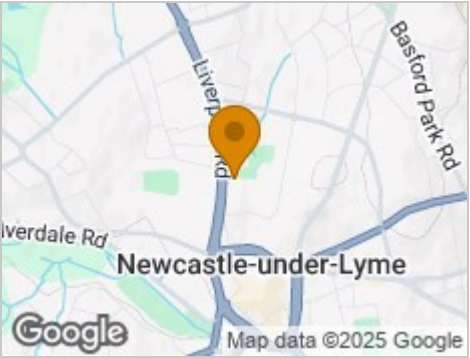
Road Map



Hybrid Map



Terrain Map



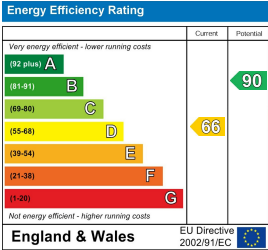
Floor Plan



Viewing

Please contact our New Adventure Homes Sales Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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