



16 Lilleshall Road

ST5 3BX

£229,995



3



1



1



D



STEPHENSON BROWNE

Nestled in the charming Lilleshall Road of Clayton, Newcastle, this traditional Bay Fronted Semi-Detached Family home is a true gem waiting to be discovered. As you step inside, you are greeted by an entrance hallway leading to all principle rooms. The property boasts a dual aspect, spacious, open plan lounge/dining room with French doors leading to the rear garden giving an abundance of natural light and creating a warm and inviting atmosphere.

The modern fitted kitchen is not only stylish but also functional, complete with a range of wall and base units with worktops. Large understairs pantry with stillage and useful shelf space. Ideal for conversion to a downstairs w.c. if desired.

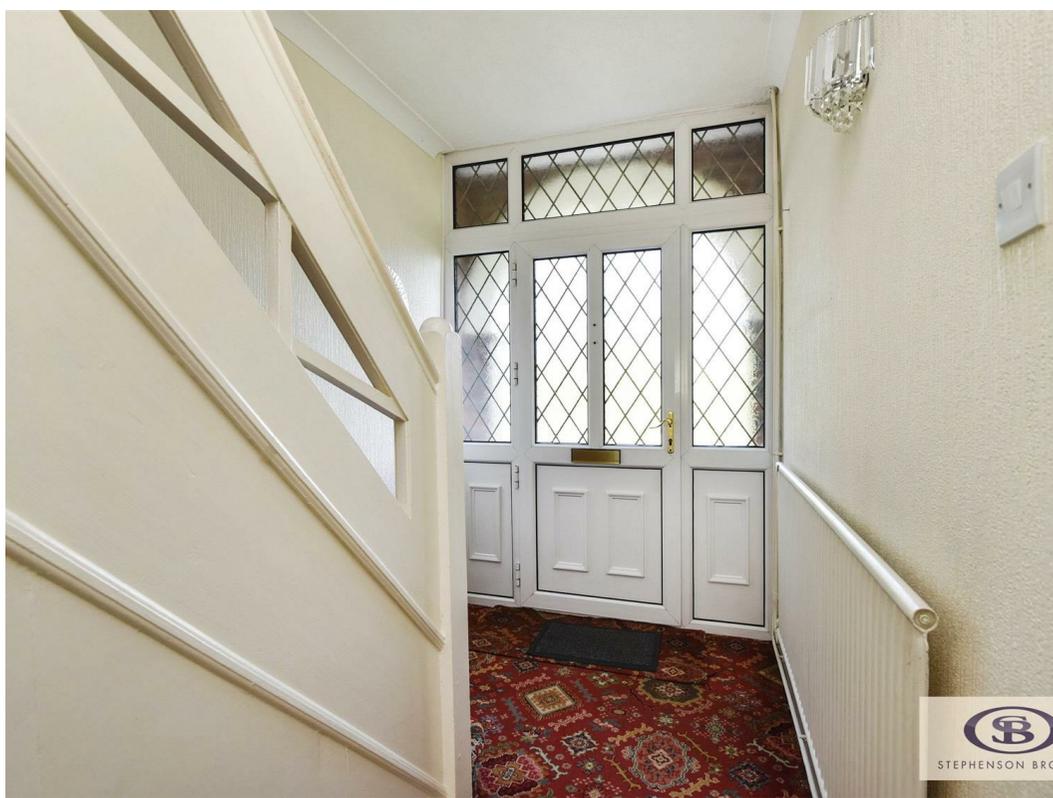
Upstairs, you will find three bedrooms, two of which are double in size and a third single bedroom ideal for a growing family or for those in need of a home office space. All bedrooms are serviced by a spacious four-piece family bathroom suite.

Externally, to the front aspect, there are very attractive open views looking onto the Lyme Valley, the property also benefits from a large driveway and oversized single garage with plenty of additional storage space. There is a front garden and generously sized enclosed rear garden with large wooden shed/workshop. This outdoor space offers endless possibilities for you to make it your own with the outside rear adjacent properties giving some inspirational ideas for bringing the garden into more modern use!

Located in a much sought after location close to excellent schools and amenities and close to the hospital, town centre and commuter links to A34, A50 and A500.

Don't miss the opportunity to make this house your home and create lasting memories in this delightful property in the heart of Clayton.

Council Borough: Newcastle-Under-Lyme
Council Tax Band: C
Tenure: Freehold



Ground Floor

Porch

Hallway

Dining Room

13'1" x 11'2"

Lounge

12'4" x 11'2"

Kitchen

15'28"10" x 7'2"

Garage

18'9" x 10'11"

First Floor

Landing

Bedroom One

13'0" x 11'2"

Bedroom Two

12'4" x 11'2"

Bedroom Three

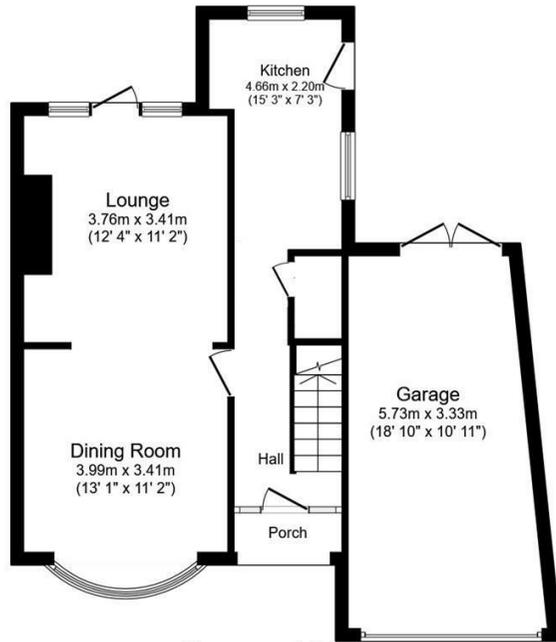
7'1" x 5'11"



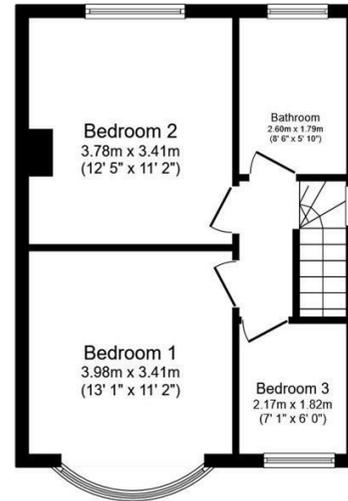
- Traditional Bay Fronted Semi Detached Family Residence
- Large Open Plan Lounge/Dining Room
- Modern Fitted Kitchen
- Large understairs pantry with stillage and useful shelf space. Ideal for conversion to a downstairs w.c. if desired.
- Three Bedrooms
- Family Bathroom Suite
- Attractive open views to the front aspect looking onto the Lyme Valley,
- Large driveway & oversized single garage with plenty of additional storage space.
- Generously sized enclosed rear garden with large wooden shed/workshop
- Sought After Location Close To Schools, Town Centre and Amenities



Floor Plan



Ground Floor
Floor area 62.1 m² (669 sq.ft.) approx

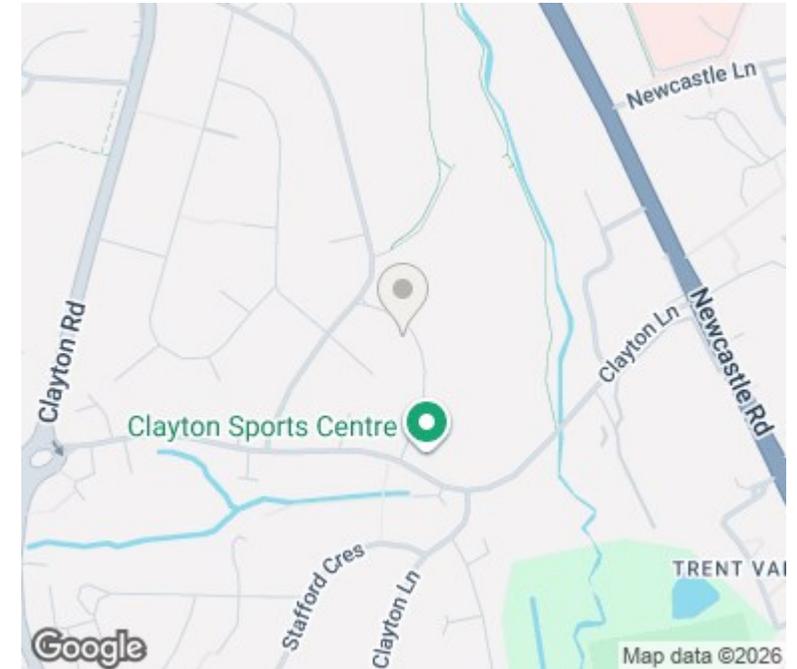


First Floor
Floor area 39.5 m² (425 sq.ft.) approx

Total floor area 101.6 m² (1,094 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

56 Merial Street, Newcastle Under Lyme, Staffordshire, ST5 2AW
Telephone: 01782 625734 Email: sandbach@stephensonbrowne.co.uk Website: www.stephensonbrowne.co.uk