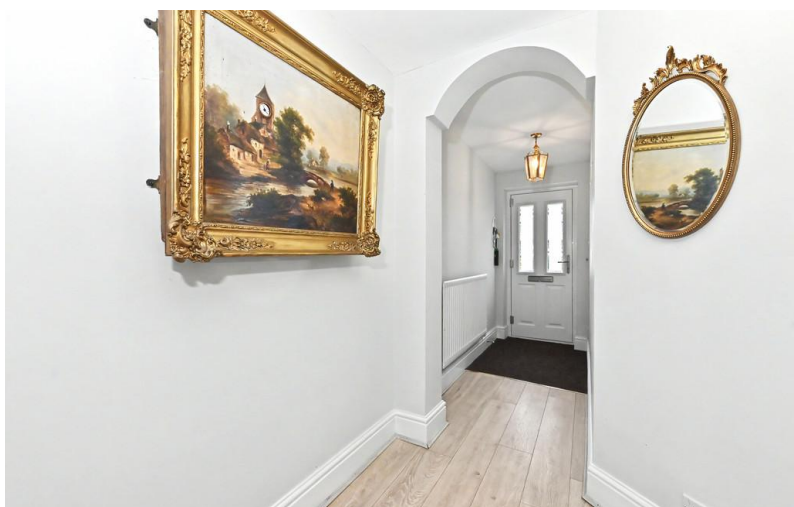


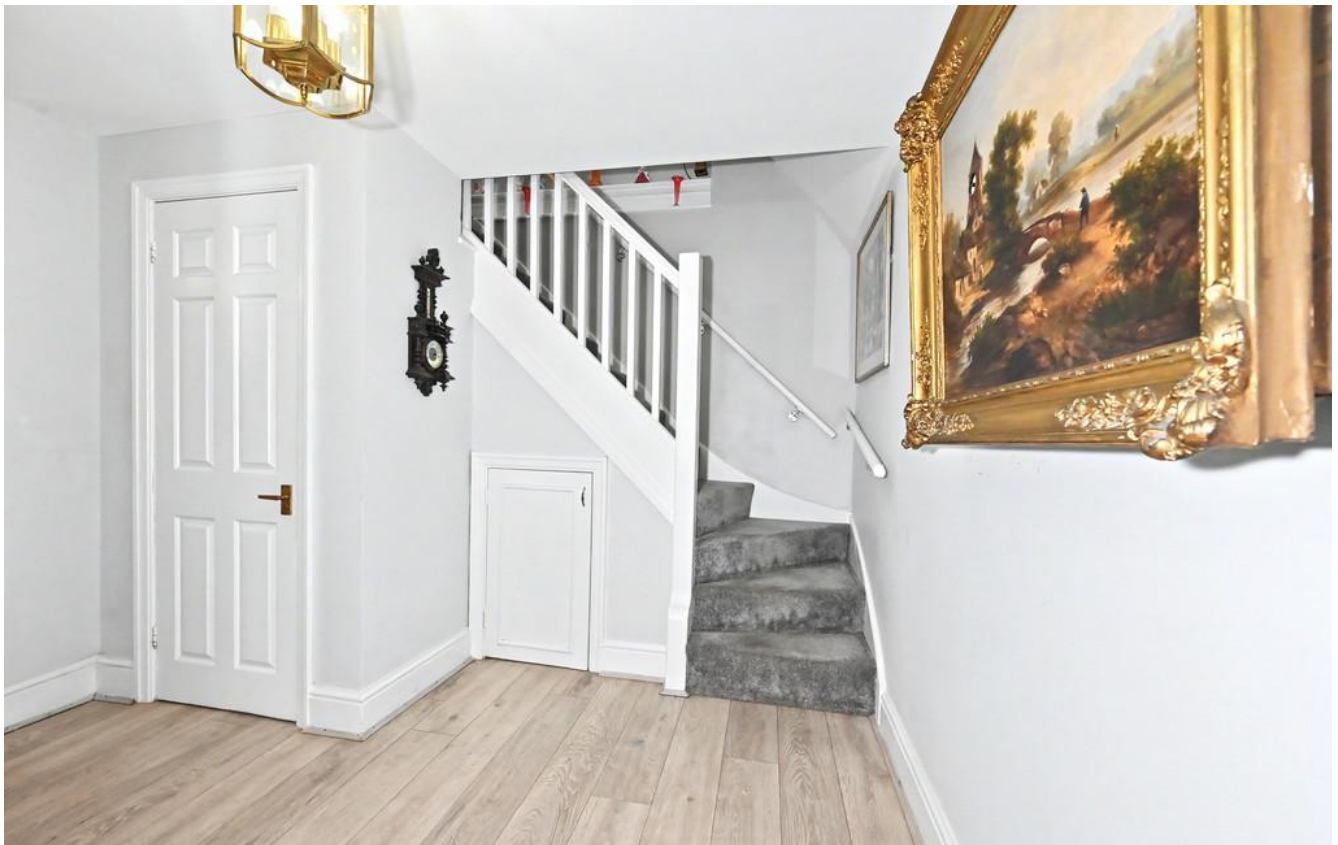
FOR SALE



3 Beaumont Court, The Bridle Path, Newcastle

3 Bedrooms, 2 Bathroom, Town House

Offers In Excess Of £270,000



3 Beaumont Court, The Bridle Path, Newcastle

3 Bedrooms, 2 Bathroom

Offers In Excess Of £270,000

- Sought-after courtyard-style town house
- Three bedrooms with built-in wardrobes
- Main bedroom with en-suite shower
- Close to Newcastle-under-Lyme town

OVERVIEW This three-bedroom town house is for sale in the desirable Seabridge area of Newcastle-under-Lyme, set within a courtyard-style setting in a sought after location. The property offers one reception room, a kitchen and a downstairs WC, together with a family bathroom and an en-suite shower room to one of the bedrooms.

All three bedrooms benefit from built-in wardrobes, providing practical storage. The main bedroom includes an en-suite, while the remaining bedrooms are served by the family bathroom. On the ground floor, the reception room and kitchen form the main living spaces, complemented by the convenience of the downstairs WC.

Externally, the property includes parking and a single garage, adding useful off-street parking and storage options.

Newcastle-under-Lyme town centre is accessible for a range of shops, cafés, supermarkets and everyday services. Nearby green spaces such as Lyme Valley Parkway offer walking routes and recreational facilities. Local schools, including primary and secondary options, are within a reasonable distance, making the area suitable for access to education.

Public transport links are available from Newcastle-under-Lyme bus station, providing routes to surrounding areas including Hanley (Stoke-on-Trent city centre) and the wider Potteries. Stoke-on-Trent railway station, accessible by bus or car, offers services towards Manchester and Birmingham, with typical journey times of around 45–60 minutes depending on the service.

Road connections are convenient, with the A34 and A500 linking to the M6, making regional travel by car





straightforward. This three-bedroom town house for sale therefore combines modern accommodation with access to town centre amenities and wider transport links.

ENTRANCE HALL 8' 1" x 3' 6" (2.48m x 1.09m)
Entered via a UPVC front door, radiator.

INNER HALLWAY 15' 6" x 6' 2" (4.73m x 1.89m) Stairs to first floor

KITCHEN 11' 6" x 8' 5" (3.52m x 2.59m) A modern fitted kitchen comprising a range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, window to the front elevation, radiator.

WC 4' 7" x 3' 8" (1.40m x 1.13m) Comprising; low level WC & wall mounted hand wash basin, radiator.

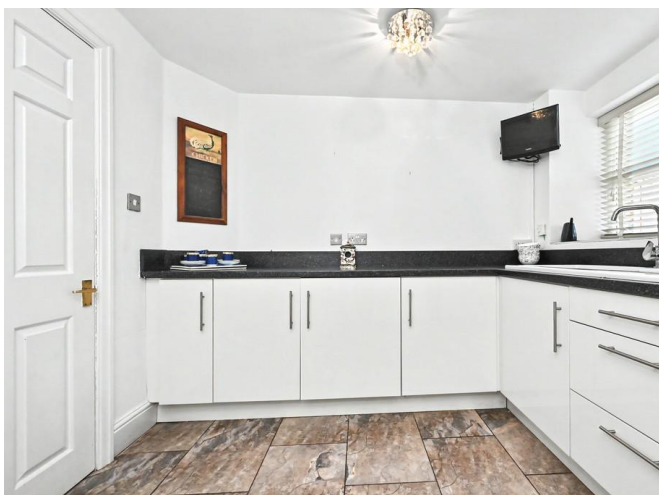
UTILITY ROOM 5' 6" x 4' 7" (1.70m x 1.41m) Worktop counter, space for appliances.

LOUNGE/DINER 19' 0" x 13' 6" (5.80m x 4.13m)
Window to the side elevation, UPVC French patio doors leading to the garden, fireplace complete with a hearth surround, radiator.

MASTER BEDROOM 12' 11" x 9' 8" (3.96m x 2.97m)
Master bedroom with en-suite facilities and a comprehensive range of fitted bedroom furniture, incorporating bridge wardrobes with overbed storage, full-height wardrobes, integrated bedside units and display shelving, offering exceptional built-in storage. Window to the side elevation and radiator.

ENSUITE 6' 2" x 4' 9" (1.90m x 1.46m) Modern three-piece en-suite comprising a low-level WC, wall-mounted vanity unit with integrated wash hand basin, enclosed shower cubicle, heated towel rail, and complementary tiled walls and flooring.

LANDING 11' 10" x 8' 6" (3.61m x 2.60m) Velux roof window



BEDROOM 18' 5" x 9' 4" (5.62m x 2.87m) Spacious double bedroom offering a comprehensive range of fitted wardrobes with mirrored doors, integrated dressing table and drawer units, providing excellent built-in storage. Window to the side elevation and radiator.

BEDROOM 10' 10" x 7' 6" (3.32m x 2.29m) Fitted wardrobes, window to the front elevation, radiator.

BATHROOM 7' 4" x 7' 3" (2.26m x 2.22m) Three-piece suite comprising; low level WC, hand wash basin, bath, airing cupboard, radiator.

GARAGE The property benefits from a single garage together with additional parking.

EXTERNAL Situated within an exclusive courtyard development behind secure electric gates, the property enjoys a private and peaceful setting.

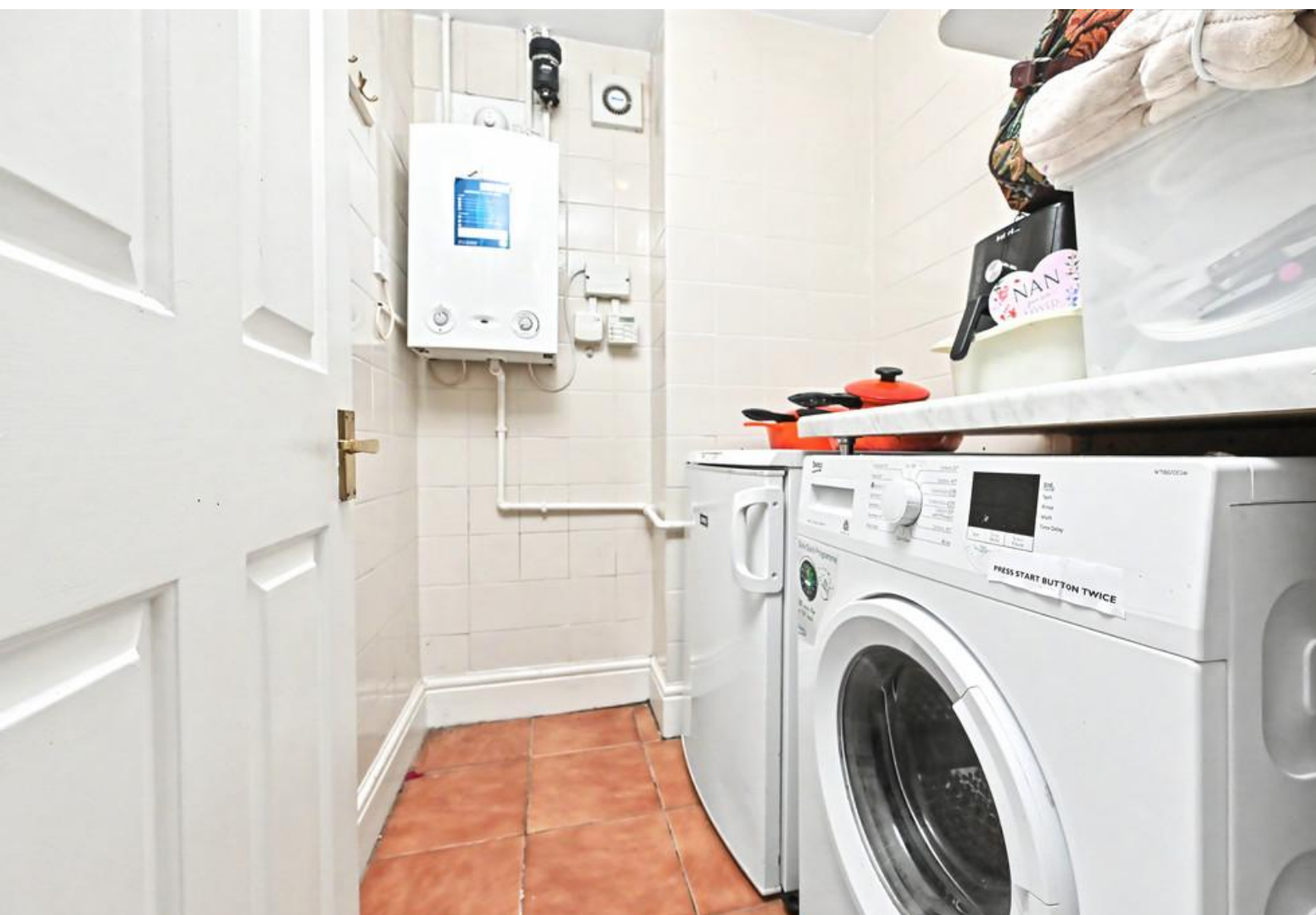
The rear of the property features a private enclosed patio garden surrounded by fencing.

AGENTS NOTES Martin and Co are required by law to conduct an Anti Money Laundering check on all buyers of a property. There will be a charge of 54.00 including VAT per person. This is non refundable and payable in advance . This charge covers the cost of the Anti Money laundering and Compliance check.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	71	81
England & Wales	EU Directive 2002/91/EC	

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All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.