



STEPHENSON BROWNE

Yaxley Court, Westbury Park, Newcastle-Under- Lyme

ST5 4JU



**Offers In Excess Of
£200,000**

Description

Offered to the market with no onward chain and positioned within the highly sought-after Westbury Park development, this beautifully presented two-bedroom semi-detached home is perfect for first-time buyers, downsizers and investors alike. Boasting a private south-facing garden, off-road parking for two vehicles and bright, spacious accommodation throughout, this home is ready to move straight into.

The accommodation comprises a welcoming entrance hall, spacious living room and a generous kitchen diner to the rear with access to the garden. A useful understairs cupboard provides excellent storage and could easily be utilised as a pantry.

Upstairs, Bedroom One is a particularly impressive double room featuring a built-in wardrobe and a versatile recess ideal for a dressing table or study space. Bedroom Two is another bright and well-proportioned room, while the family bathroom and airing cupboard complete the first floor.

Externally, the property benefits from a driveway providing parking for at least two vehicles, side gate access and a private south-facing rear garden, perfect for relaxing or entertaining.

Conveniently located close to local amenities, well-regarded schools, commuter links and Newcastle-under-Lyme town centre, this fantastic home offers an excellent combination of comfort, practicality and location. Early viewing is highly recommended.



Room Descriptions

Ground Floor

Entrance Way

3'10" x 4'4"

Living Room

10'2" x 13'3"

Kitchen/Dining Room

9'11" x 13'2"

First Floor

Bedroom One

13'3" x 9'5"

Bedroom Two

11'3" x 6'10"

Bathroom

6'2" x 5'5"

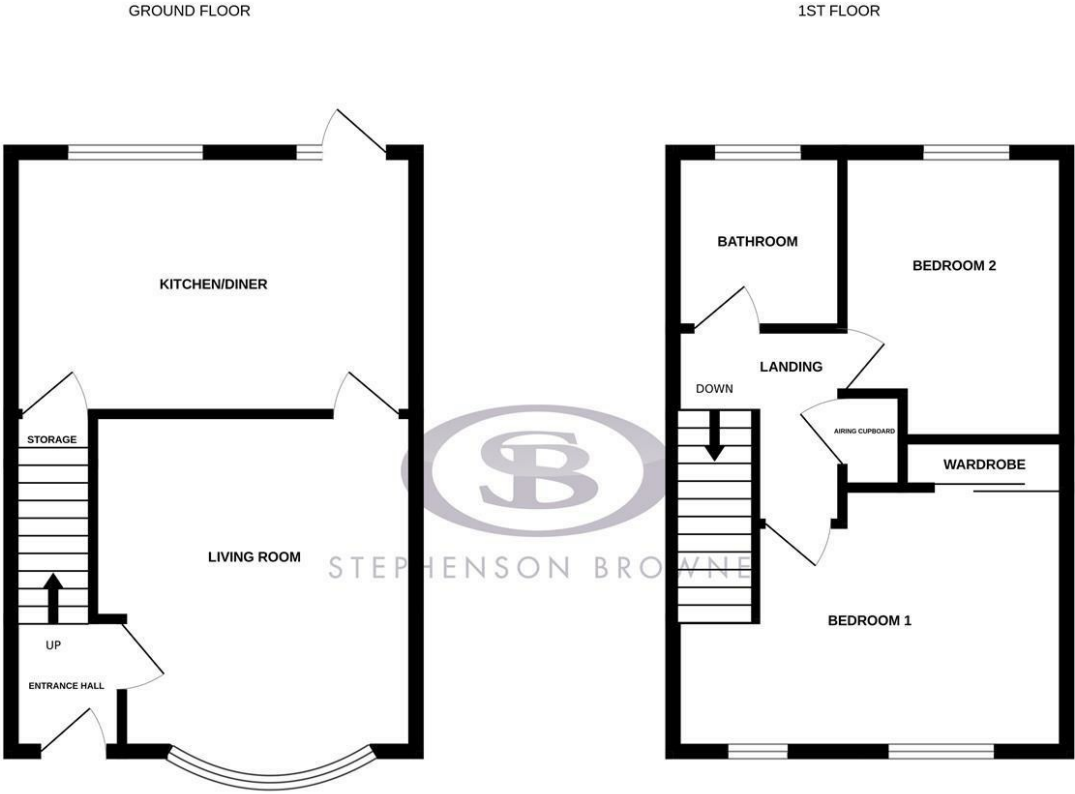
Stephenson Browne AML Disclosure

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Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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