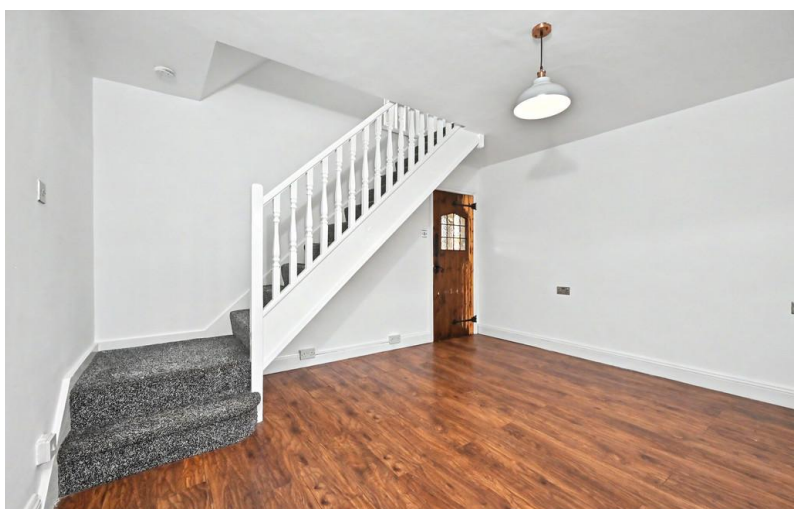


FOR SALE



Bircham Walk, Westbury Park, Newcastle

2 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £195,000


MARTIN&CO



Bircham Walk, Westbury Park, Newcastle

2 Bedrooms, 1 Bathroom

Offers In Excess Of £195,000

- Popular Westbury Park location
- Off-road parking and garage
- Good primary and secondary schools nearby
- Easy reach of Newcastle-under-Lyme centre



OVERVIEW This semi-detached property is for sale in the Westbury Park area of Newcastle-under-Lyme and offers two bedrooms, one bathroom, a reception room and a kitchen. The home also benefits from off-road parking and a garage, providing practical storage and vehicle space.

Westbury Park is a residential area with a range of everyday amenities nearby, including local shops and services in and around the estate and towards Newcastle-under-Lyme town centre. Green spaces such as Lyme Valley Parkway and other local parks are accessible by car or a longer walk, offering opportunities for walking and recreation.

For families and buyers considering schools, Westbury Park and the surrounding Newcastle-under-Lyme area offer a selection of primary and secondary schools within a reasonable distance, making the location suitable for access to education and community facilities.

Public transport links are available via Newcastle-under-Lyme and the wider North Staffordshire area. The nearest mainline rail services can be accessed from Stoke-on-Trent station, which is typically around 10–15 minutes away by car, depending on traffic. From there, regular services run to destinations such as Birmingham (often around 50–60 minutes) and Manchester (frequently around 45–60 minutes), as well as connections to London and other major cities.

Road access is straightforward, with routes towards the A34 and further links to the A500 and M6, offering connections across the region. This two-bedroom semi-detached house for sale may appeal to buyers seeking a home with parking, a garage and access to local facilities.



ENTRANCE PORCH 4' 6" x 3' 1" (1.38m x 0.94m)
Entered via a composite front door located at the side of the property.

LOUNGE/DINER 13' 5" x 12' 0" (4.11m x 3.66m) Bay window to the front elevation, allowing ample natural light, stairs to first floor, radiator.

KITCHEN 9' 10" x 9' 0" (3.00m x 2.76m) Fitted with a range of wall and base units with worktops over, incorporating a sink unit with drainer, window to the rear elevation, space for appliances, extractor hood, pantry, and electric heater.

PANTRY 4' 1" x 2' 0" (1.26m x 0.63m)

LANDING 6' 5" x 5' 6" (1.97m x 1.70m) Window to the side elevation, radiator.

BEDROOM ONE 13' 5" x 8' 8" (4.11m x 2.65m) Bay window to the front elevation, allowing plenty of natural light to flood the room.

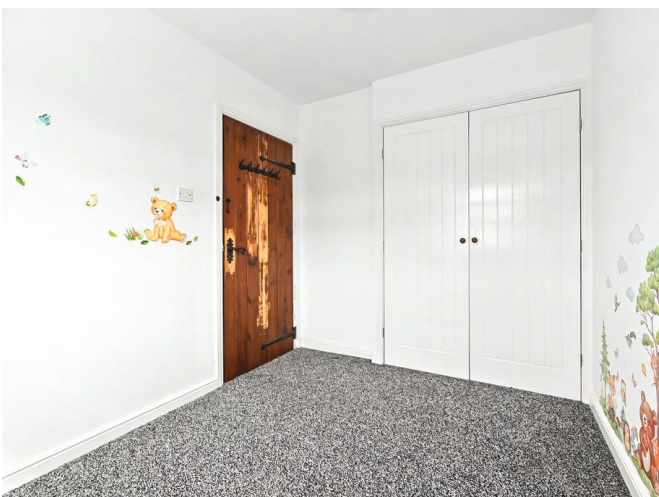
BEDROOM TWO 9' 2" x 7' 9" (2.80m x 2.38m) Window to the rear elevation, built in storage cupboard and a radiator.

BATHROOM 5' 10" x 5' 4" (1.80m x 1.65m) Modern three-piece suite comprising a low-level WC, wash hand basin with vanity unit, and bath with shower over. Window to the rear elevation and electric towel rail.

EXTERNAL The property is approached via a driveway with a lawned area to the side.

To the rear of the property is a garage located behind gates, along with a rear garden mainly laid to lawn, featuring a decking area.

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.



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Ground Floor

First Floor

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.