

FOR SALE



Cedar Road, Newcastle

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £130,000


MARTIN&CO



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3 Bedrooms, 1 Bathroom

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- Spacious open-plan kitchen diner
- Conservatory opening to rear garden
- Driveway parking at the front
- Ideal for first-time buyers
- Good transport links and schools



OVERVIEW This three-bedroom semi-detached house is offered for sale in Newcastle-under-Lyme, providing a layout suited to first-time buyers, families and investors.

The ground floor features a separate reception room and a spacious open-plan kitchen/diner with a kitchen island and designated dining space, creating a practical area for everyday living and entertaining. A conservatory to the rear adds further flexible living space and leads directly to the rear garden. Outside, there is driveway parking to the front and an enclosed rear garden.

Upstairs, there are two double bedrooms and one single bedroom, providing a range of sleeping or home office options, together with a family bathroom.

The property is located within reach of local amenities in Newcastle-under-Lyme town centre, including supermarkets, shops, cafés and restaurants. Nearby green spaces such as Lyme Valley Parkway and Brampton Park offer play areas, walking routes and open parkland.

There are several schools in the wider area, including primary and secondary options, as well as access to Newcastle-under-Lyme College and Keele University by bus or car.

Public transport links are available via local bus routes connecting to Newcastle-under-Lyme and Stoke-on-Trent. The nearest mainline rail services are from Stoke-on-Trent station, typically around 10–15 minutes' drive away, with regular services to Birmingham (around 50 minutes) and Manchester (around 45–60 minutes), as well as London Euston (from approximately 1 hour 30 minutes). Road connections include access to the A34 and A500, linking to the M6 for regional and national travel.



ENTRANCE HALL 6' 1" x 3' 1" (1.86m x 0.94m) Glazed entrance porch.

ENTRANCE HALL 6' 8" x 2' 8" (2.05m x 0.82m) Stairs to first floor.

LOUNGE 10' 5" x 10' 3" (3.20m x 3.14m) Double glazed window to the front elevation, wood effect laminate flooring, radiator.

KITCHEN/DINER 21' 5" x 10' 4" (6.53m x 3.15m) A spacious open plan fitted with wall and base units with worksurface over which incorporates a sink unit and drainer, space for appliances, double glazed window to the side elevation and bi-fold doors opening into the conservatory, wood effect laminate flooring, radiator.

CONSERVATORY 9' 2" x 6' 6" (2.81m x 2.00m) UPVC framed with door opening onto the rear garden.

UTILITY ROOM 5' 9" x 4' 8" (1.76m x 1.44m) UPVC

door giving side access and double glazed window, space and plumbing for washing machine and tumble dryer.

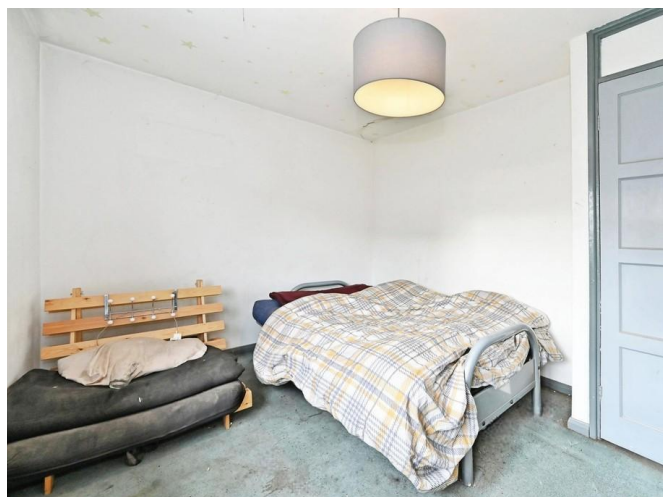
WC 4' 8" x 2' 11" (1.44m x 0.90m) Comprising; low level WC, double glazed window to the side elevation.

BEDROOM 13' 3" x 10' 6" (4.05m x 3.22m) Double glazed window to the front elevation, built in storage cupboard, radiator.

BEDROOM 12' 7" x 8' 11" (3.86m x 2.73m) Double glazed window to the rear elevation, built in storage cupboard, radiator.

BEDROOM 8' 5" x 7' 6" (2.58m x 2.31m) Double glazed window to the rear elevation, radiator.

BATHROOM 8' 10" x 4' 7" (2.71m x 1.42m) Comprising; low level WC, hand wash basin set in vanity unit and bath with shower over, fully tiled walls, double glazed window to the front elevation.



EXTERNAL The property benefits from driveway parking with a pathway leading up to the front entrance door. Access to the side leads through to a rear garden with paved patio and elevated lawned garden.



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All measurements are approximate and for display purposes only

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