



4 Baden Street
ST5 9EL
£115,000



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STEPHENSON BROWNE

Ideal First Home or Investment Opportunity –
Three Bedrooms – Walking Distance to
Newcastle Town Centre – Quiet Cul-de-Sac
Location

Well-presented three bedroom mid-terrace property situated in a quiet cul-de-sac on Baden Street, a popular and convenient residential location in Newcastle-under-Lyme. The property is within walking distance of the town centre, close to local shops, schools and amenities, with excellent bus routes and easy access to the Royal Stoke University Hospital and major road links.

You enter through the front door directly into the living room, a welcoming space ideal for relaxing or entertaining. From here, access leads through to the inner hallway with stairs rising to the first floor, and into a spacious kitchen/breakfast room. The kitchen benefits from an abundance of cupboard and worktop space, useful understairs storage, and French doors opening onto the rear garden, creating a bright and practical living space. To the rear of the property is a modern ground floor bathroom fitted with neutral tiling and a shower over bath.

To the first floor are three bedrooms, including two well-proportioned doubles and one single bedroom/home office, which houses the combi boiler.

Externally, the property enjoys an enclosed rear garden laid to lawn with a paved patio area, ideal for relaxing or entertaining, and a gate providing access to the rear street.

An ideal purchase for first-time buyers or investors, offering strong rental potential in a sought-after and accessible location. Early viewing is highly recommended.

Council Tax Band- A
Tenure- Freehold
Council- Newcastle-under-Lyme Borough
Council



Ground Floor

Living Room

11'3" x 11'7"

Kitchen/Breakfast Room

12'2" x 11'3"

Bathroom

8'10" x 4'11"

Understairs Storage

First Floor

Bedroom One

13'5" x 10'11"

Bedroom Two

11'3" x 13'7"

Bedroom Three/Study

6'3" x 8'11"

Stephenson Browne AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property.

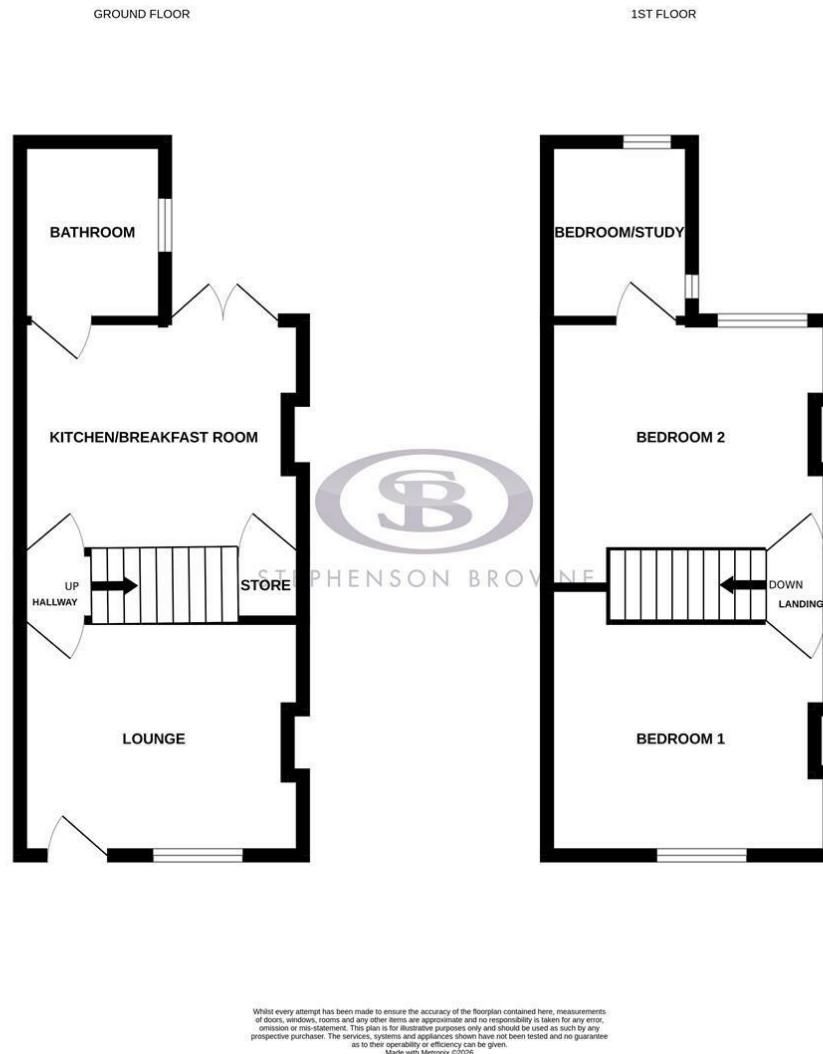
Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



- Ideal first-time buyer or buy-to-let investment opportunity
- Three bedroom mid-terrace property in a quiet cul-de-sac location
- Within walking distance to Newcastle-under-Lyme town centre
- Excellent bus routes and easy access to Royal Stoke University Hospital
- Entrance directly into a welcoming living room
- Spacious kitchen/breakfast room with an abundance of cupboard and worktop space
- Useful understairs storage and French doors opening onto the rear garden
- Modern ground floor bathroom with neutral tiling and shower over bath
- Two double bedrooms plus a single bedroom/home office (housing the combi boiler)
- Enclosed rear garden with lawn, paved patio area and rear gated access



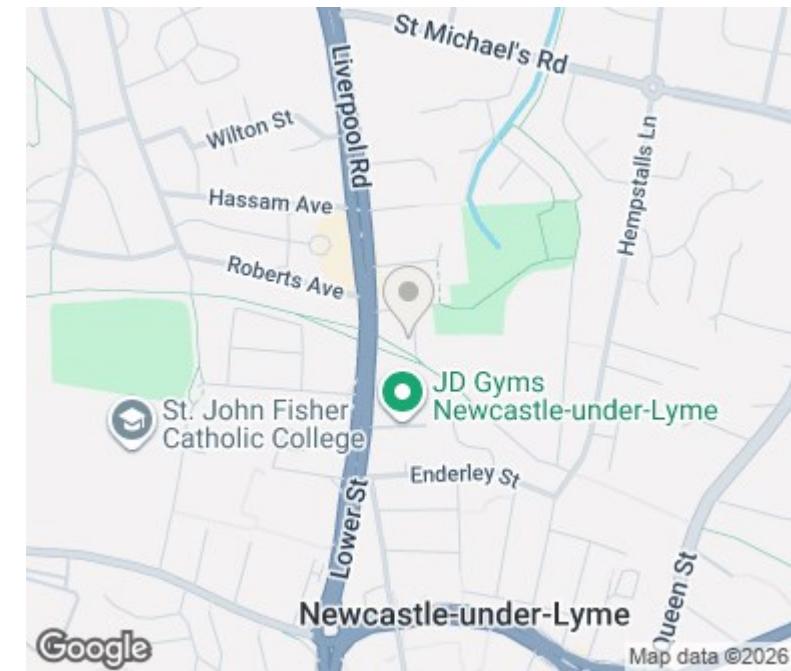
Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate only and should not be relied upon for any construction 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 current state of efficiency can be given.

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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	

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.

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