



61 Mount Pleasant

ST5 7LQ

Guide Price £120,000



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C



STEPHENSON BROWNE

Welcome to this three-bedroom home, full of potential and ready for someone to put their own stamp on it. Although in need of updating, the property offers a fantastic opportunity for renovation and personalization.

You enter through a practical entrance hall with space for storing coats and shoes. From here, you move into a well-proportioned reception room, ideal for creating a comfortable living space. At the rear, a bright sun room provides additional relaxation space and overlooks the garden.

The large kitchen offers excellent scope for redesign and includes useful understairs storage/pantry.

Upstairs, the home features three bedrooms, two good-sized doubles and a smaller box room that could work well as an office or nursery. There is also a convenient wet room on this floor, along with a separate boiler room/airing cupboard providing valuable storage.

The property further benefits from vehicle access via the rear of the home, offering flexibility for parking or additional storage.

Overall, this is a fantastic opportunity to transform a well-located property with great space and layout into a modern, personalized home.

Council Borough: Newcastle-Under-Lyme

Tenure : Freehold

Council Tax Band: A



Ground Floor

Entrance Hall

Reception Room

24'8" x 14'0"

Kitchen

17'6" x 8'8"

Understairs Storage

5'9" x 2'11"

Sun Room

9'2" x 8'7"

First Floor

Bedroom One

11'3" x 10'5"

Bedroom Two

11'3" x 10'6"

Bedroom Three

6'8" x 8'5"

Airing Cupboard

2'3" x 2'9"

Stephenson Browne AML Disclosure

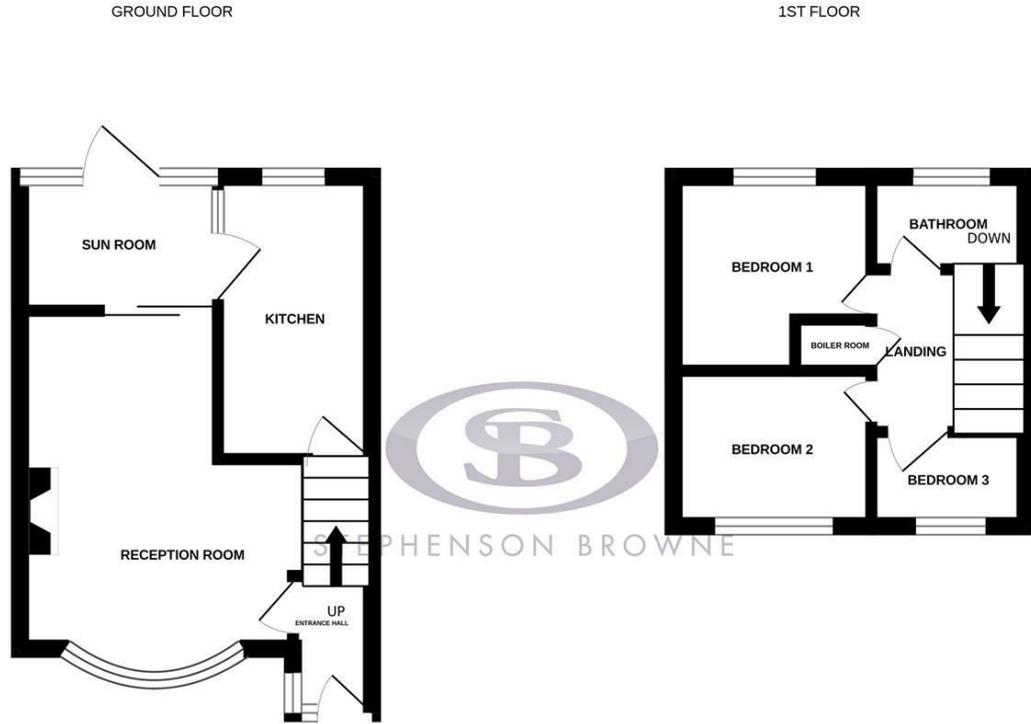
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- Fantastic renovation opportunity
- Spacious reception room offering a solid foundation for creating a comfortable, updated living area.
- Large kitchen with excellent redesign potential, including handy understairs storage/pantry.
- Two generous doubles plus a versatile box room ideal as an office, nursery or dressing room.
- Upstairs wet room ready for refurbishment to suit contemporary tastes.
- Rear vehicle access offering flexible parking or storage options.
- Well-located within Newcastle-under-Lyme Borough, making it an attractive long-term investment.



Floor Plan



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



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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