



## 39 Myott Avenue, Newcastle Under Lyme, ST5 2EP

**Guide price £325,000**

\*\* GUIDE PRICE £325,000 TO £350,000 \*\*

"Character in every corner, warmth in every room."

A charming three-bedroom 1930s semi-detached home on Myott Avenue, Newcastle-under-Lyme, blending period character with versatile family living. Featuring two reception rooms, an extended kitchen and light-filled garden room, three double bedrooms and a generous rear garden. Original-style fireplaces, Minton tiled flooring and picture rails add plenty of personality, while a detached garage and ample driveway parking complete this appealing home. Ideally suited to families and buyers seeking space, character and convenience.

### Denise White Estate Agent Comments

Situated on Myott Avenue in Newcastle-under-Lyme, this attractive three-bedroom semi-detached home offers a wonderful blend of period charm and practical modern family living. Retaining a wealth of character features, including Minton tiled flooring, original-style picture rails and feature fireplaces, the property also benefits from an extended kitchen and garden room, creating a light-filled and versatile space at the heart of the home.

The accommodation begins with a welcoming entrance hallway, featuring beautiful Minton-patterned tiled flooring, oak doors and stairs rising to the first floor. To the front, the main lounge is a characterful reception room, enjoying a bay window, picture railing and feature fireplace. A second reception room provides a cosy snug, complete with a fitted log burner, further picture railing and double doors opening onto the garden patio.

The kitchen is complemented by an extended garden room and dining area, creating an appealing open-plan arrangement ideal for everyday family life, entertaining and relaxed evenings at home. Skylights allow natural light to flood the room, while double doors provide a seamless connection to the outdoor space.

To the first floor are three well-proportioned double bedrooms, two of which feature attractive fireplaces and picture railing, alongside a family bathroom and separate WC.

Externally, the property enjoys a generous rear garden with multiple patio seating areas and a substantial lawn, offering plenty of space for outdoor dining, entertaining and family activities. A detached single garage with an additional store room provides useful storage and potential for a variety of alternative uses, subject to any necessary consents. Parking is well catered for, with a substantial driveway to the front accommodating approximately three vehicles, alongside additional parking to the rear.

Conveniently positioned for Newcastle-under-Lyme town centre, local shops, schools and everyday amenities, this appealing home offers character, space and versatility in equal measure. An excellent opportunity for buyers seeking a distinctive family home with a welcoming feel and plenty of room to make their own.

### Location

Newcastle is a market town and the administrative centre of the Borough of Newcastle-under-Lyme in Staffordshire just west of the city of Stoke On Trent. The market is open six days a week. The town features several parks, including the Queen's Gardens and Grosvenor Gardens.

There are a number of primary and secondary schools including Newcastle Community Academy, Clayton Hall Academy, St John Fisher Catholic College, Sir Thomas Boughay Academy and Orme Academy. Keele University is situated just 2.4 miles from the property.

Newcastle-under-Lyme is served by the M6 motorway to the south and west which is just a five minute drive from the property and provides access south to Stafford and North to Warrington and Manchester. The A500 road lies to the north and east of Newcastle. There is also a bus station in the town.

### Why We Love This Home!

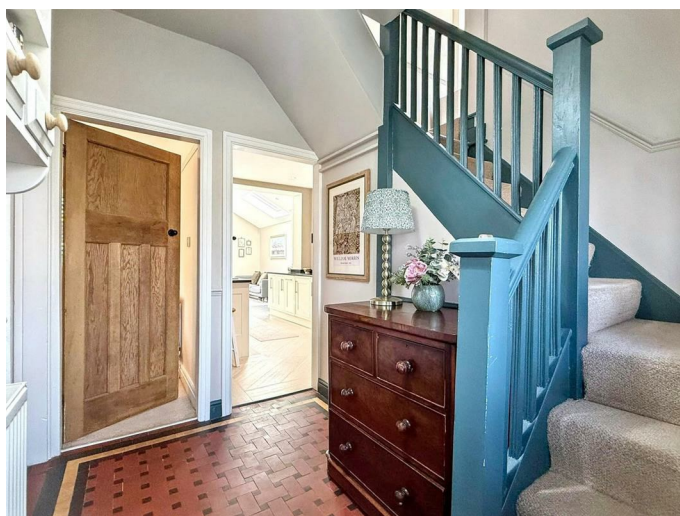
There is so much to love about this charming home, from the moment you step through the door. The beautiful Minton-patterned hallway flooring immediately sets the tone, while the feature fireplaces, picture rails and oak doors give the property a real sense of character.

The layout is equally appealing, with two separate reception rooms offering flexibility for family life, including a cosy snug perfect for relaxing in the evenings. Our favourite feature has to be the extended kitchen and garden room, where the natural light, open-plan feel and direct access to the patio create a wonderful space for cooking, dining and entertaining.

Upstairs, three comfortable double bedrooms provide plenty of room for the family, while outside, the generous garden offers several places to sit and unwind, alongside a sizeable lawn for children, pets or summer gatherings.

With a detached garage, additional store room and parking for multiple vehicles, this is a home that combines charm with genuine practicality. A lovely opportunity to enjoy the character of a traditional 1930s property with the space and versatility needed for modern living.

### Entrance Hall



### Lounge

12'2" x 10'0" (3.73 x 3.06)



### Snug

12'11" x 10'7" (3.96 x 3.24)



### Kitchen

11'8" x 8'2" (3.58 x 2.49)



### Dining Area

16'4" x 12'5" (5.00 x 3.80)



### First Floor Landing



### Shower Room

8'3" x 5'4" (2.54 x 1.63)



### Bedroom One

12'0" x 10'10" (3.67 x 3.32)



### Bedroom Two

10'4" x 10'2" (3.16 x 3.11)

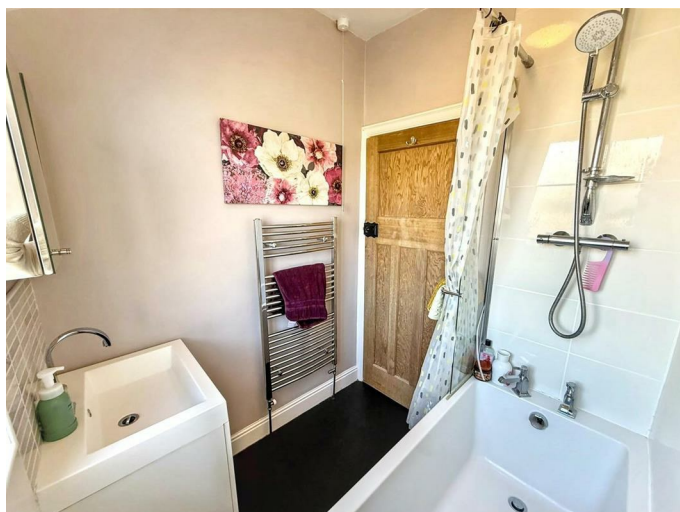


### Bedroom Three

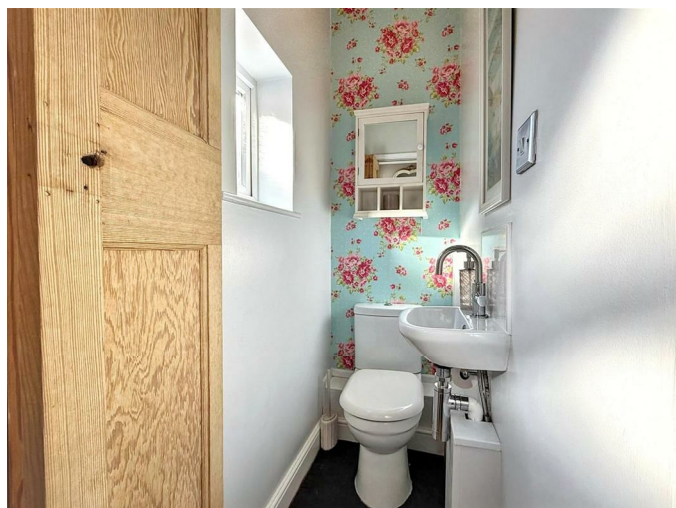
10'9" x 8'0" (3.30 x 2.46)

### Bathroom

5'6" x 5'1" (1.70 x 1.55)



### WC



### Garage

30'6" x 8'10" (9.30 x 2.70)

### Outside



The property enjoys a generous plot with a well-maintained rear garden, featuring a combination of paved seating areas and an expansive lawn. The patios provide inviting spaces for outdoor dining and entertaining, with direct access from both the snug and the extended garden room. A detached single garage, additional store room and gated rear access add further practicality, while a substantial front driveway provides parking for approximately three vehicles, complemented by additional parking to the rear.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Newcastle Under Lyme Band C

## Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Your Agent



"Work hard. Stay humble. Always be kind" – Denise White

Property is personal and so is our approach. Led by Denise White, our experienced team combines

honest advice, local knowledge and standout marketing to help people move with confidence. More than property, it's about people, homes and the next chapter.

## WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

### **Property To Sell?**

Let's get you moving. With honest advice, standout marketing and a proactive, experienced team, we'll showcase your home, find the right buyer and keep your sale moving, all starting with a free market appraisal.

### **Property To Let?**

Great marketing. The right tenant. Everything taken care of. Choose from Let Only, Rent Collection or Fully Managed services, tailored to you, your property and how hands-on you want to be.

### **You Need A Solicitor!**

The right solicitor keeps your move moving. We work with trusted conveyancing professionals and can arrange a quote to help get you sale-ready.

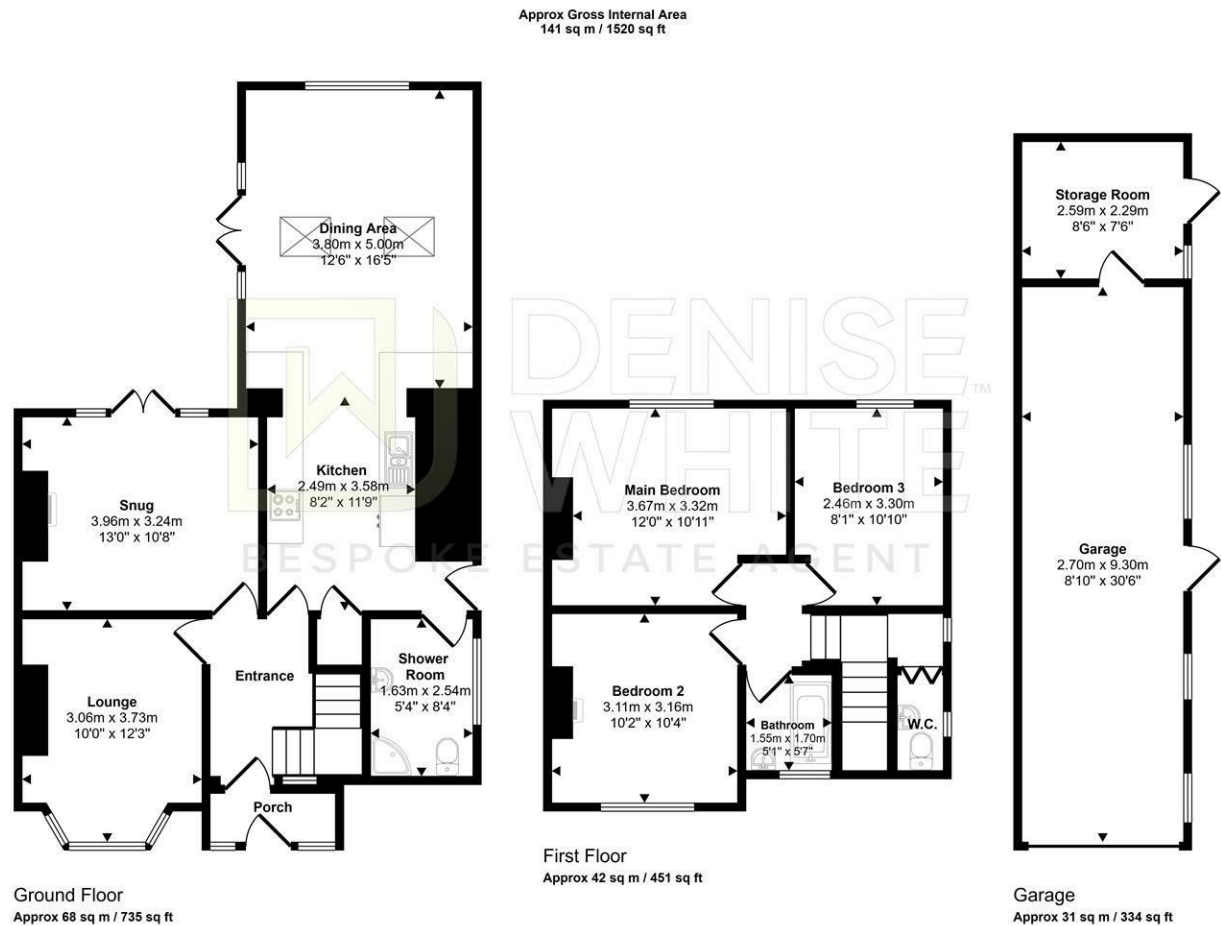
### **Do You Need A Mortgage?**

Know your budget. Understand your options. Move with confidence. We can introduce you to a trusted mortgage adviser who will help you find the right way forward.

### **Buyer ID Checks**

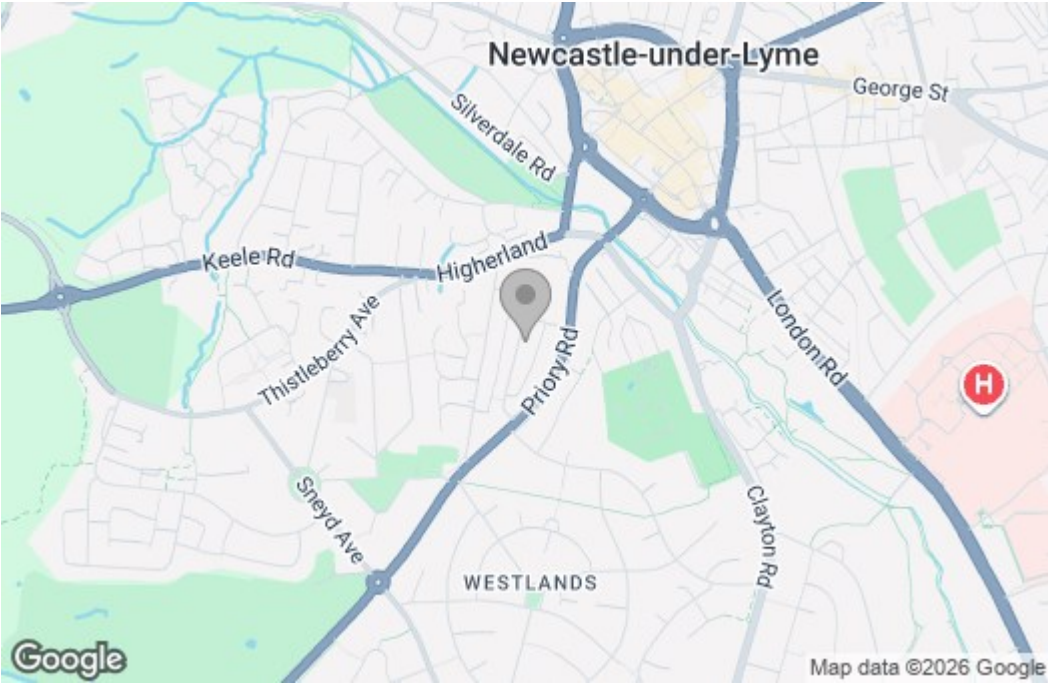
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Floor Plan

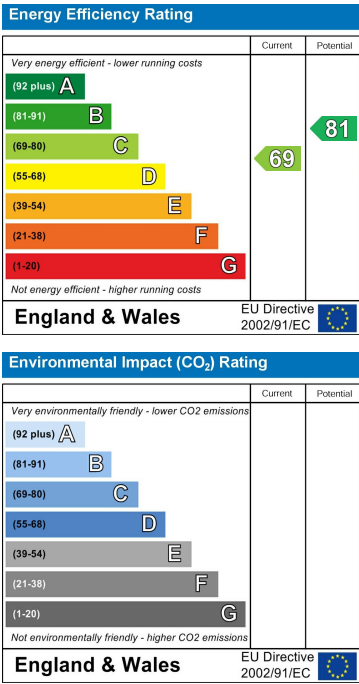


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.