



136 Nantwich Road

ST7 8DL

Offers In The Region Of £299,950



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STEPHENSON BROWNE

Set back from the road and enjoying stunning open views over the village cricket field, this charming three-bedroom semi-detached home presents a wonderful opportunity for anyone looking to create their dream property. With generous living space, excellent outdoor areas, and endless potential, it's ideal for families, first-time buyers, or those seeking a home with character and room to grow. A long driveway offers parking for several cars and leads to the house, which sits proudly behind a large front garden, providing both privacy and curb appeal.

Inside, a welcoming entrance hall leads to two bright and spacious reception rooms, the front overlooking the garden and the rear enjoying views across the lovely back garden, both perfect for family living and entertaining. The kitchen, positioned at the rear, includes access to understairs storage, ideal as a pantry, and flows through to a useful back room that could serve as a utility area, complete with a W.C., storage room, and door to the garden.

Upstairs, a light-filled landing leads to three comfortable bedrooms, each with pleasant views.

The back bedrooms enjoy the beautiful outlook across the cricket field, while the front overlooks the front garden. Bedrooms two and three feature built-in wardrobes, and the floor is completed by a family bathroom.

Outside, the rear garden is a true highlight, generous in size and split into two sections, offering plenty of space for relaxation, play, or gardening.

With its picturesque setting, spacious plot, and superb potential, this lovely home is ready to be transformed into something truly special.

Council- Newcastle-under-Lyme Borough Council.

Council Tax Band- C

Tenure- Freehold



Ground Floor

Entrance Hall

7'0" x 11'10"

Living Room/ Front Room

14'11" x 11'11"

Dining Room

9'10" x 10'5"

Kitchen

9'5" x 11'3"

Understairs Storage/ Pantry

6'8" x 2'6"

Utility/Back Lobby

6'2" x 7'8"

W.C.

2'10" x 5'9"

Storage Cupboard

2'11" x 5'6"

First Floor

Bedroom One

9'0" x 7'7"

Bedroom Two

11'3" x 9'11"

Bedroom Three

10'5" x 11'11"

Bathroom

7'0" x 6'8"

Stephenson Browne AML Disclosure

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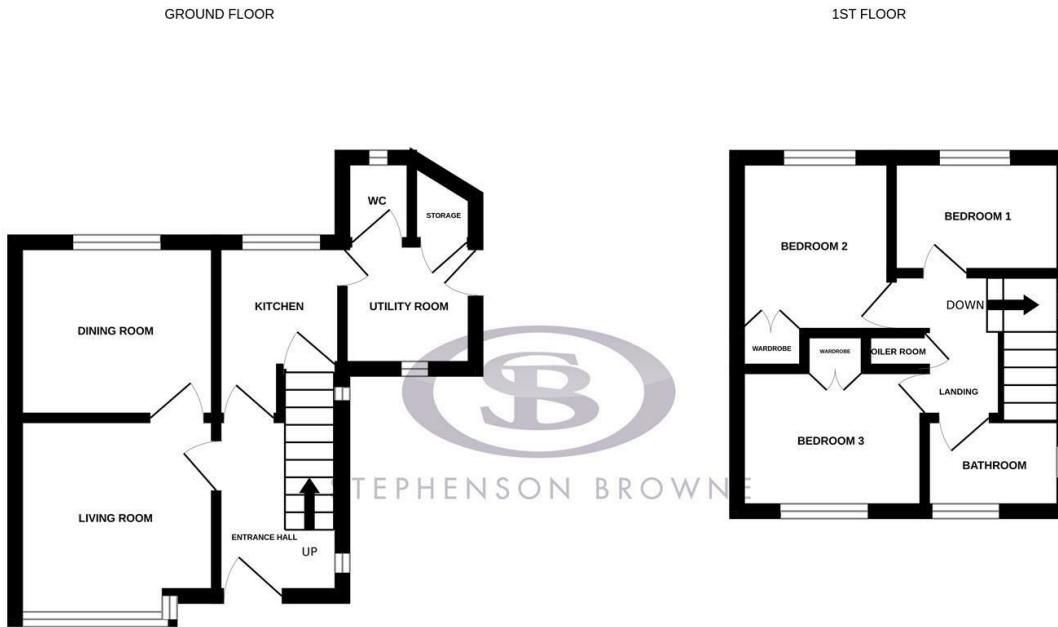


- Set back from the road in a desirable position, this charming semi-detached home enjoys stunning open views over the village cricket field.
- Offers a wonderful opportunity to create a dream home, with generous proportions and plenty of scope to modernise.
- Features two bright and spacious reception rooms, ideal for family living and entertaining, with garden views to both front and rear.
- A welcoming entrance hall provides a lovely first impression and leads seamlessly through the ground floor.
- The kitchen sits at the rear of the home and includes understairs storage, perfect for use as a pantry.
- A versatile back room adjoins the kitchen, ideal as a utility space, complete with W.C., storage room, and direct access to the garden.
- Upstairs, a light-filled landing leads to three comfortable bedrooms, each enjoying pleasant outlooks.
- The rear bedrooms benefit from beautiful views across the cricket field, while the front bedroom overlooks the front garden.
- The rear garden is a true highlight split into two generous sections, and perfect for relaxation, play, or gardening, offering superb outdoor space.
- Perfect for families, first-time buyers, or those seeking a renovation project.





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		
	66	75
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-Under-Lyme Office on 01782 625734 if you would like to arrange a viewing appointment or require any further information.

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