



## 13 & 15 Newton Street Basford, Stoke-On-Trent, ST4 6JN

Rare Twin-Property Acquisition in a High-Demand University and Hospital Catchment.

CONTACT DETAILS

Rare Twin-Property Acquisition in a High-Demand University and Hospital Catchment.

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Dunn & Rate Estate Agents are advertising this property only and accept no responsibility for any details provided by Lowe & Elliott Surveyors. Dunn & Rate have not visited the property or completed the relevant AML checks with the seller- this should be referred to Lowe & Elliott Surveyors.

**£950,000**

# 13 & 15 Newton Street

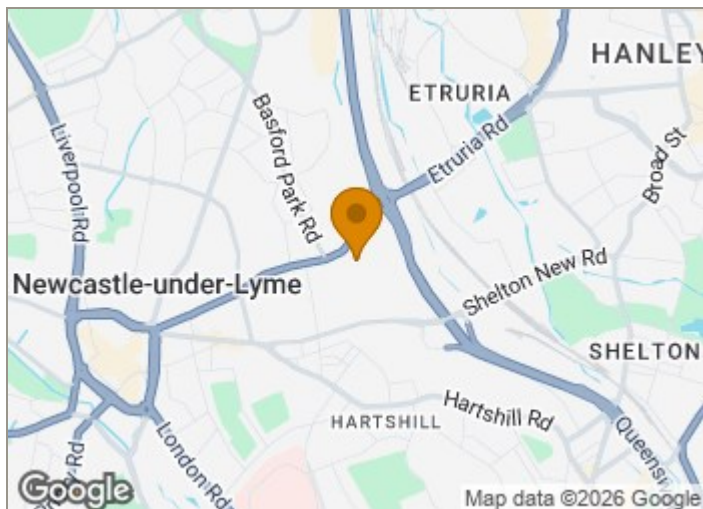
Basford, Stoke-On-Trent, ST4 6JN



- Fourteen double bedrooms in total, each with a private ensuite shower room
- Extensive off-street parking to the rear
- Strong commuter links via the A500 and wider road network
- Offered for sale with no onward chain. Two semi-detached properties sold as one unit
- Former guesthouse, now thoughtfully repurposed as residential accommodation
- Excellent position for Staffordshire University and Keele University
- Royal Stoke Hospital within easy reach
- Private rear gardens
- Close to Stoke-on-Trent train station, Festival Park, Hanley, and Newcastle-under-Lyme
- Shops and amenities nearby

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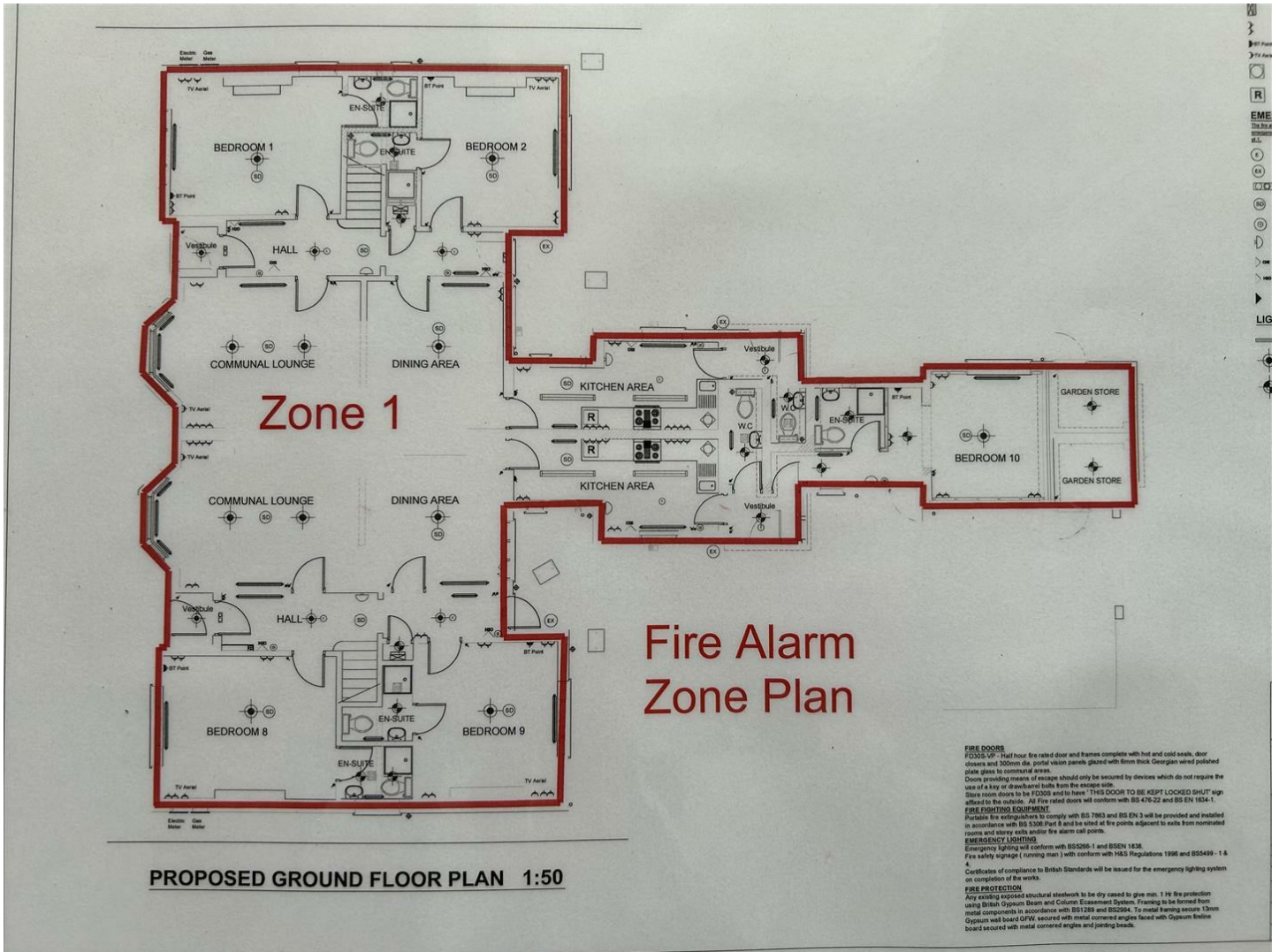
### Description



### Directions



# Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		