

FOLLWELLS

5 Hedley Place, Newcastle - ST5 2NJ

£125,000

- Traditional End of Terrace House
- Two Double Bedrooms
- Cul de Sac Position
- Large Rear Garden
- In Need of General Modernisation
- No Upward Chain

Presented to the market with the significant advantage of no upward chain, this two-bedroom end town house offers an exceptional opportunity for first-time buyers looking to step onto the property ladder or astute buy-to-let investors seeking a rewarding project. Situated in a popular suburban location, the property combines a quiet residential setting with excellent everyday convenience.

Nestled within a peaceful cul-de-sac position in Newcastle-under-Lyme, the property benefits from a pleasant suburban environment while remaining exceptionally well-connected. Residents will appreciate the convenience of being within easy reach of local amenities, including well-regarded schools, local convenience shops, healthcare services, and recreational parks.

The bustling town centre of Newcastle-under-Lyme is just a short distance away, offering a wide array of supermarkets, retail outlets, dining establishments, and leisure facilities. For commuters, the location provides superb accessibility, with swift links to the A34, A500, and M6 motorway, alongside regular local bus routes connecting you to the wider Staffordshire and Cheshire areas.













Measuring approximately 775 sq. ft., the internal layout provides well-proportioned accommodation that is in need of general modernisation throughout, allowing a discerning purchaser the chance to tailor and upgrade the home to their exact taste and specifications. The ground floor opens via an entrance hallway and features a convenient ground floor WC. The kitchen provides ample space to accommodate a dining table and chairs, making it an ideal hub for everyday family meals or casual entertaining.

To the first floor, the property hosts two generous double bedrooms, both offering comfortable proportions and abundant natural light. The accommodation is completed by a practical first-floor wet room.

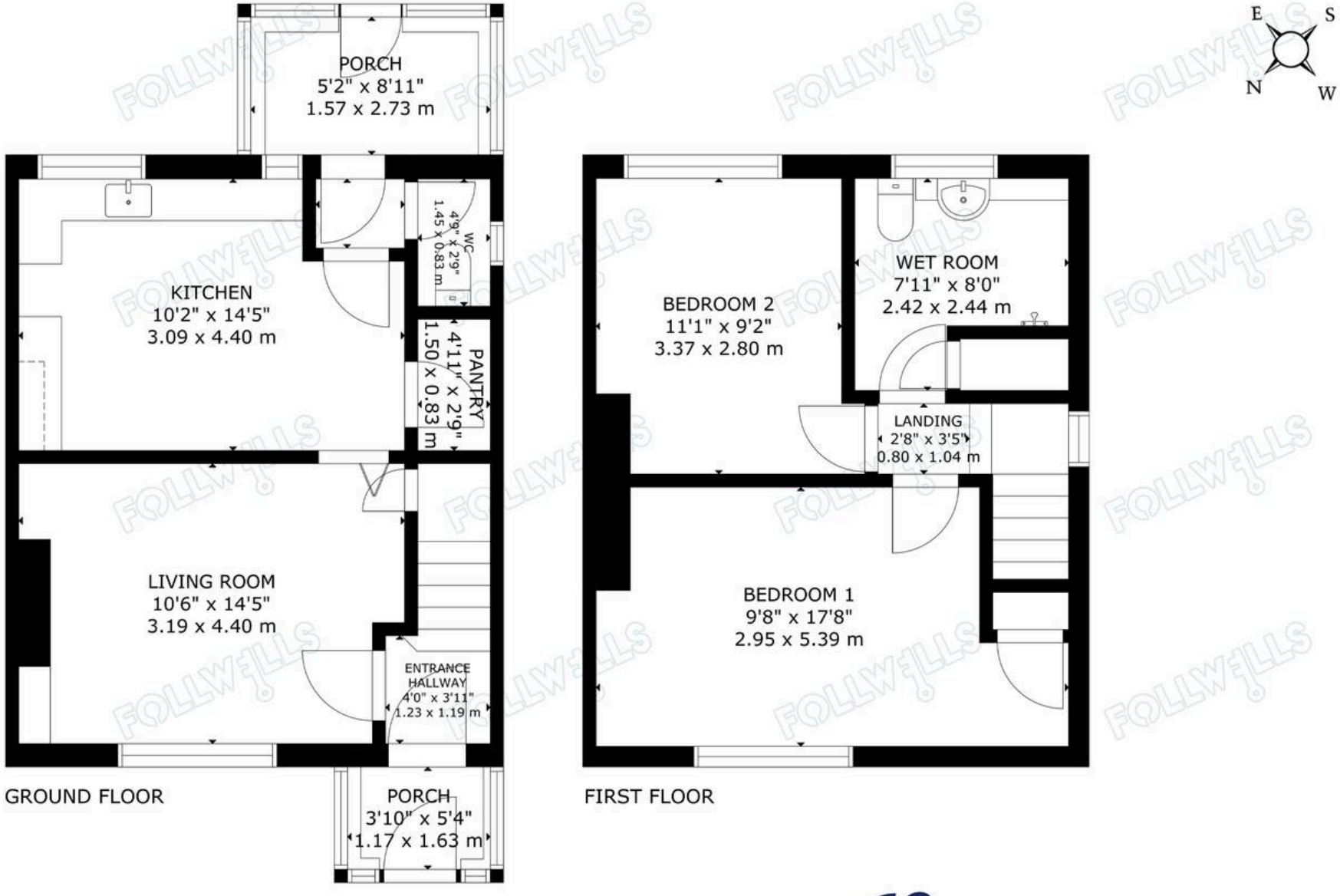
Externally, the property occupies a fantastic and generous garden plot which widens towards the rear, creating a remarkably large rear garden that offers immense potential for keen gardeners, outdoor dining setups, or future landscaping projects. To the front, the property offers scope to create off-road parking, subject to obtaining any necessary local planning approvals and consents.

With its superb potential, generous plot size, and desirable cul-de-sac location, this property represents a fantastic blank canvas. Early viewing is highly recommended to fully appreciate the scope and value on offer.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROSS INTERNAL AREA
TOTAL: 70 m²/747 sq.ft
GROUND FLOOR: 35 m²/372 sq.ft, FIRST FLOOR: 35 m²/375 sq.ft
EXCLUDED AREAS: PORCH: 6 m²/67 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY