



STEPHENSON BROWNE

Roberts Avenue, Cross Heath, Newcastle-Under- Lyme

ST5 9EP



**Offers In The Region Of
£140,000**

Description

Perfect for first-time buyers, downsizers and investors alike, this well-proportioned two-bedroom mid-town house offers practical accommodation, excellent storage and a highly convenient location close to local amenities. Situated within easy reach of Keele University, Royal Stoke University Hospital, Newcastle town centre and excellent commuter links, the property presents an ideal opportunity for those seeking a home that combines convenience with fantastic potential.

The accommodation is thoughtfully arranged and benefits from an abundance of built-in storage rarely found in similar properties. Upon entering, you are welcomed into the entrance hall which leads through to the comfortable living room, creating an inviting space to relax and unwind. A useful under-stairs storage cupboard provides valuable additional space and helps keep everyday living organised.

To the rear of the property is a spacious kitchen/diner, offering plenty of room for cooking, dining and entertaining. This bright and functional area enjoys a pleasant outlook over the rear garden and provides an excellent setting for modern living. Beyond the kitchen is a useful rear section incorporating a storage cupboard and separate ground floor W.C. Accessible from the rear garden is a dedicated boiler room, ideal for storing tools, gardening equipment and outdoor items.

The first floor comprises two generous double bedrooms. The principal bedroom benefits from its own built-in storage cupboard, while the second bedroom provides flexible accommodation. Completing the first floor is a spacious bathroom. Externally, the property benefits from off-road parking to the front and an enclosed rear garden with a useful garden shed.

Agent note- The property is currently tenanted, however the tenant has advised they intend to vacate in February 2027. The property is therefore expected to be sold with vacant possession, subject to the tenant formally ending their tenancy.



Room Descriptions

Ground Floor

Entrance Way

2'11" x 3'5"

Living Room

14'5" x 11'7"

Kitchen/Diner

9'3" x 14'10"

Storage Cupboard

1'1" x 3'2"

Rear Entrance Way

4'10" x 2'7"

W.C.

2'8" x 4'5"

First Floor

Bedroom One

11'0" x 14'11"

Bedroom Two

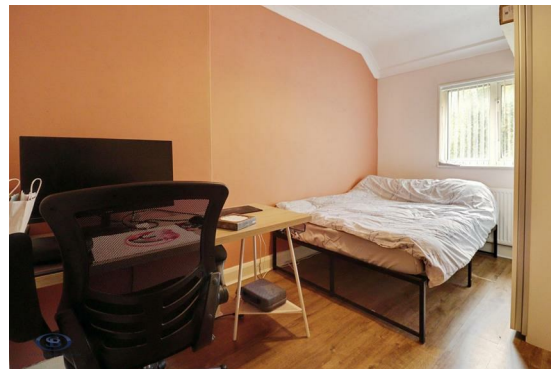
8'2" x 12'8"

Bathroom

6'3" x 9'2"

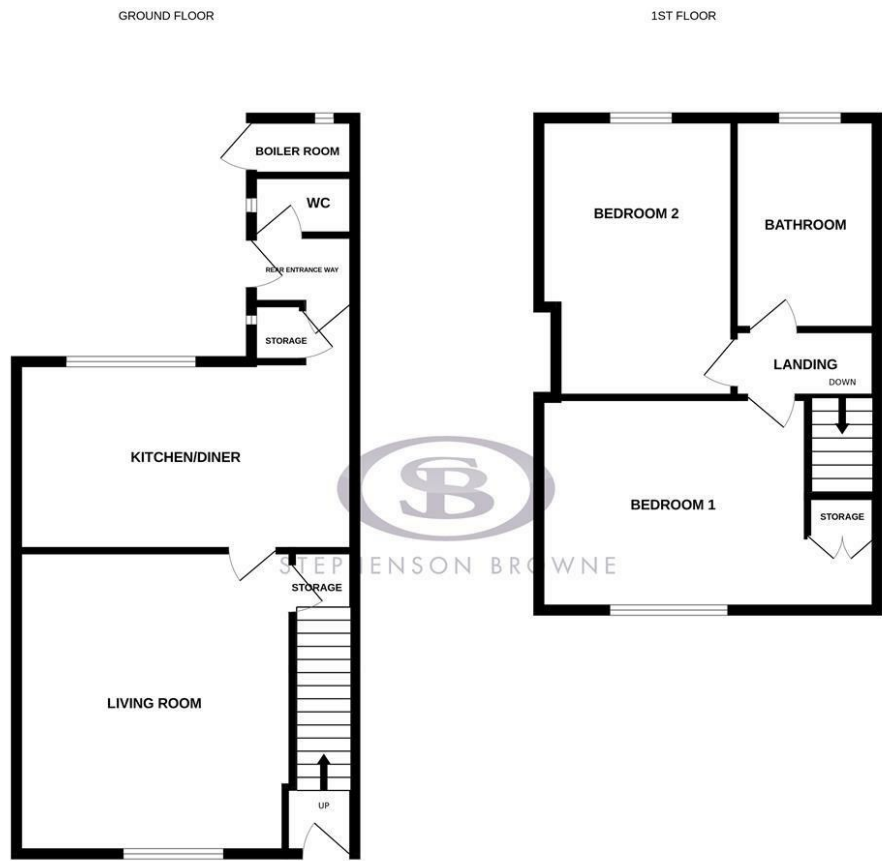
Stephenson Browne AML Disclosure

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Floorplans



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 errors, omissions 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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Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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Area Map



EPC Rating

