



2 Haydock Court

ST5 6LW

£325,000



4



2



3



C



STEPHENSON BROWNE

Nestled in the tranquil and sought-after Haydock Court, Silverdale, Newcastle, this four-bedroom detached house presents an exceptional opportunity for families in search of a stylish and comfortable residence. As you step inside, you are welcomed by a spacious entrance hall that leads to a newly renovated downstairs w.c., featuring a modern sink unit and elegant granite worktops.

The ground floor is designed for both relaxation and entertainment, boasting three inviting reception rooms. The charming living room, complete with a delightful fireplace, features French doors that open onto a beautifully landscaped garden, creating a seamless connection between indoor and outdoor living. Adjacent to the living room, the versatile dining room can serve as an intimate dining area or be opened up for a more expansive, open-plan feel. Additionally, a small study provides the perfect space for a playroom or home office, enhancing the practicality of this well-thought-out home.

The kitchen is a true highlight, offering ample cupboard space and a large window that frames a view of the garden. A convenient utility room, with a Dutch door leading to the outdoor area, further enhances the functionality of this delightful property.

Ascending to the first floor, you will discover four well-proportioned bedrooms. The master bedroom serves as a serene sanctuary, complete with built-in wardrobes and an ensuite shower room for added privacy. The second bedroom features a generous airing cupboard, while the guest bedroom comfortably accommodates a double bed and wardrobes. The fourth bedroom, currently used as a dressing room, can easily be reverted back to a bedroom to suit your needs. A family bathroom completes this level.

Outside, the property offers ample parking for up to three cars at the front, alongside a private garden that is beautifully enclosed with wooden fencing. The outdoor space features a large grassy area and a paved patio, ideal for entertaining or relaxation.



Ground Floor

Entrance Hall

17'8" x 9'10"

Study/Playroom

9'2" x 6'3"

W.C.

6'4" x 3'9"

Kitchen

10'7" x 8'10"

Utility Room

5'10" x 6'10"

Living Room

11'6" x 16'4"

Dining Room

9'8" x 9'11"

First Floor

Master Bedroom

17'4" x 10'4"

Ensuite

4'9" x 6'9"

Bedroom

6'10" x 7'6"

Airing Cupboard

Guest Bedroom

9'11" x 9'8"

Bedroom Two

13'0" x 9'11"

Bathroom

6'10" x 10'1"

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

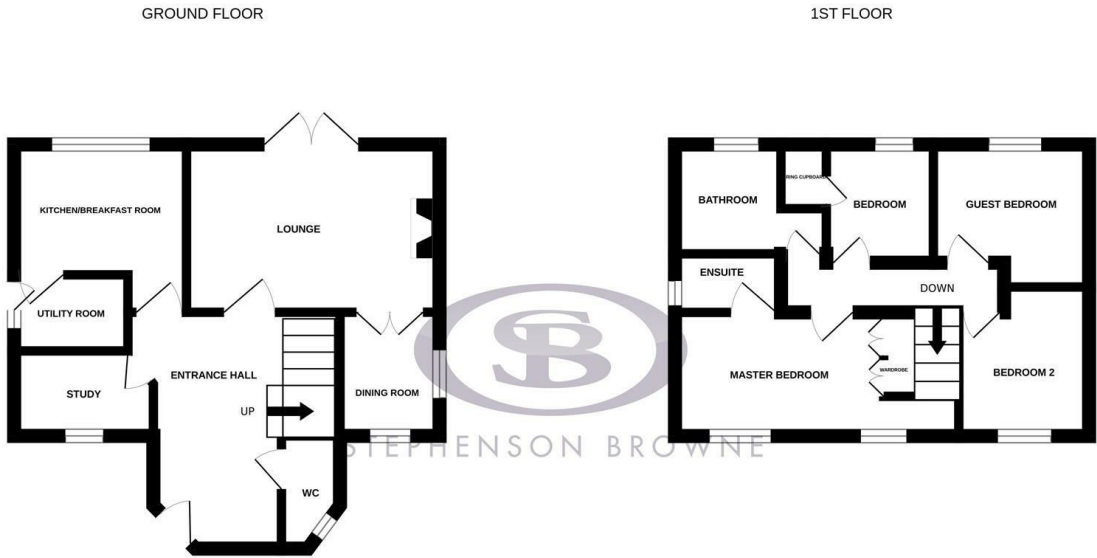


- Four Bedroom Detached Property
- Located On a Tranquil Cul-de-sac, Ideal For Families or Those Seeking a Quiet Setting
- Off Road Parking For Up To Three Cars With Electric Car Charger
- Large Rear Landscaped Garden
- Spacious Entrance Hall With W.C.
- CCTV And House Alarm
- Kitchen With Utility Room
- Two Bathrooms One Being A Ensuite Shower Room
- Ideal Family Home
- Council- Newcastle-Under-Lyme Tenure- Freehold Council Tax Band- D



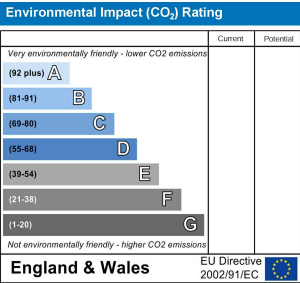
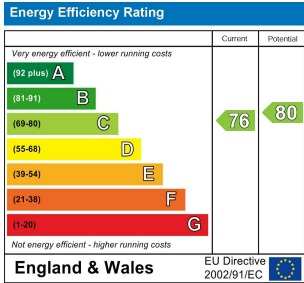


Floor Plan



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.
Made with Metropix ©2025

Area Map



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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

56 Merrial Street, Newcastle Under Lyme, Staffordshire, ST5 2AW
Telephone: 01782 625734 Email: newcastle@stephensonbrowne.co.uk Website: www.stephensonbrowne.co.uk