



STEPHENSON BROWNE

## Cemetery Road

ST5 6DH



**Offers In The Region Of  
£135,000**

## Description

### NO CHAIN!

Situated in a convenient residential location within Knutton, this spacious two-bedroom end-terrace property offers well-presented accommodation ideal for first-time buyers, downsizers, or investors.

The property opens into a bright and welcoming living/dining room at the front, providing an excellent space for relaxing and entertaining, with access to useful downstairs storage. To the rear is a large fitted kitchen offering extensive worktop and storage space, along with integrated appliances. The kitchen also provides access to the side walkway and rear garden.

Leading off the kitchen is a generously sized ground-floor bathroom fitted with a three-piece suite, with the boiler conveniently housed within a storage cupboard.

To the first floor are two double bedrooms, with bedroom two benefiting from a built-in storage cupboard, while bedroom one serves as an exceptionally spacious main bedroom.

Externally, the low-maintenance rear garden features a wooden decked seating area, with the remainder paved, making it ideal for outdoor entertaining. There is also a useful outbuilding divided into two sections: one benefiting from electricity and ideal for use as a home office, while the other provides additional storage space. A rear access gate leads around to the front of the property, where on-street parking is available.

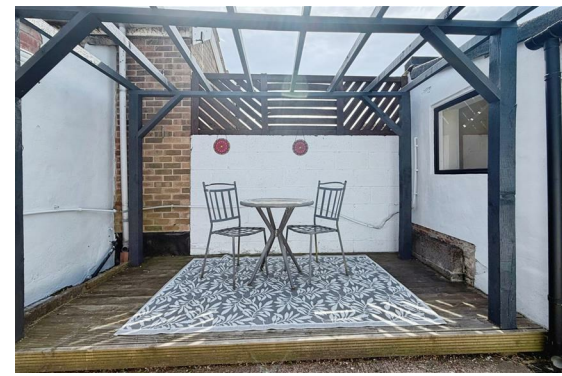
Overall, this is a fantastic property offering generous living space both inside and out.





## Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



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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 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



# EPC Rating

Energy Efficiency Rating		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) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>59</b>	<b>England &amp; Wales</b>
		<b>84</b>	EU Directive 2002/91/EC

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**T: 01782 625734 E: [newcastle@stephensonbrowne.co.uk](mailto:newcastle@stephensonbrowne.co.uk)**

[www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)