STEPHENSON BROWNE

Thistleberry Avenue, Newcastle-Under-Lyme

ST5 2LT

3 1 2 C

Offers In Excess Of £145,000

Description

Spacious Chain Free, Three-Bedroom Mid-Terrace with Flexible Living Space, Large Garden & Excellent Investment Potential

Offering deceptively spacious accommodation throughout, this well-presented mid-terrace home is perfectly suited to first-time buyers, families and investors alike, combining generous room sizes, flexible living space and a highly convenient location.

Upon entering the property, you are welcomed into the entrance hallway. To the right-hand side is a generous front reception room, enhanced by a bay window and currently utilised as a fourth bedroom, demonstrating the flexibility of the accommodation. Continuing along the hallway, a door opens into the spacious second reception room, providing an excellent living and dining area and benefiting from a useful under-stairs storage cupboard. Beyond this is the galley-style kitchen, which offers ample storage and worktop space, whilst the spacious family bathroom completes the ground floor accommodation.

To the first floor, the property boasts three well-proportioned bedrooms, all offering excellent accommodation. Bedroom two further benefits from a useful over-stairs storage cupboard, providing additional practical storage space.

Externally, the property enjoys a paved frontage and a particularly impressive rear garden. Low maintenance in design, this generous outdoor space provides plenty of room for relaxing, entertaining and enjoying the warmer months.

Ideally located close to Keele University, Royal Stoke University Hospital, local amenities and excellent transport links, the property represents an outstanding opportunity for both owner-occupiers and investors, with strong rental appeal and broad market demand. Ready to move straight into, this versatile home offers an abundance of potential and must be viewed to be fully appreciated.

Room Descriptions

Ground Floor

Entrance Hall
10'11" x 3'2"

Bedroom 4/Reception Room
8'5" x 13'6"

Understairs Storage

Living Room
15'1" x 11'11"

Kitchen
6'9" x 15'3"

Bathroom
6'8" x 8'9"

First Floor

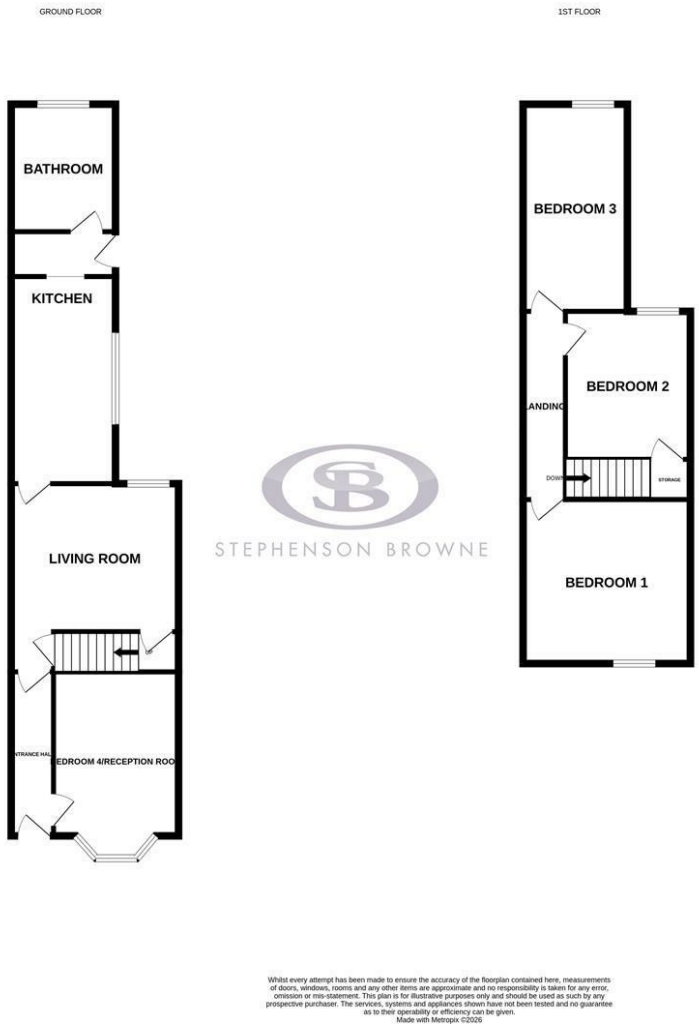
Bedroom One
11'11" x 11'2"

Bedroom Two
9'1" x 11'11"

Bedroom Three
6'8" x 11'9"

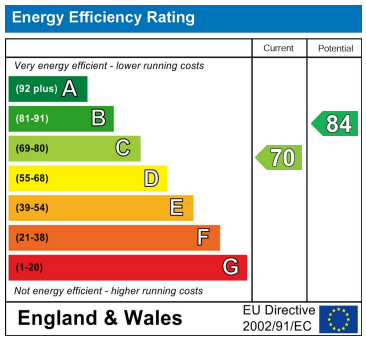
Stephenson Browne AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, 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.

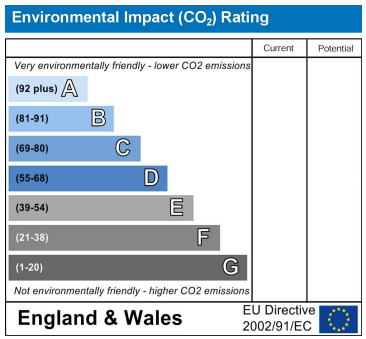
Floorplans



Area Map

EPC Rating





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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice 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 the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

T: 01782 625734 E: newcastle@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk