



STEPHENSON BROWNE

## Underwood Road, Newcastle

ST5 6QF



**Auction Guide £85,000**

## Description

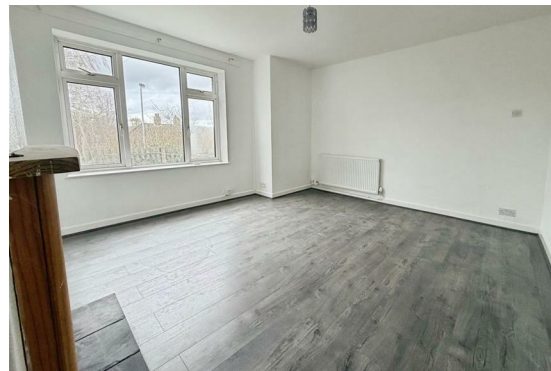
Offered for sale via the modern method of Auction. This generously proportioned traditional end-terrace home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families, or investors seeking a strong rental opportunity.

A Buyer Information Pack must be reviewed before bidding at a cost of £349 (including VAT). The successful bidder will enter a Reservation Agreement with a non-refundable Reservation Fee of 4.5% of the purchase price (including VAT), minimum £6,600, payable in addition to the purchase price and counted towards Stamp Duty Land Tax. Completion is required within 56 days. Buyers should confirm mortgage suitability before bidding.

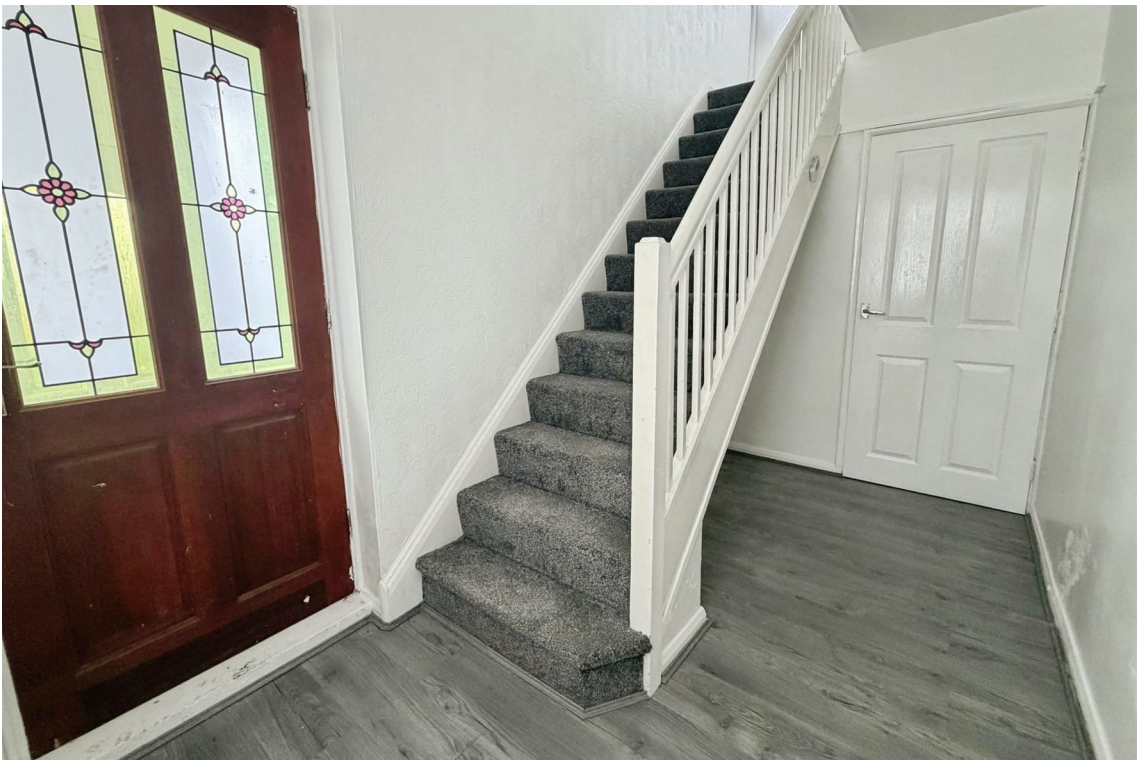
The ground floor features two well-sized reception rooms, with one overlooking the front and the other enjoying views over the rear garden, providing flexible living and dining space. The property can be accessed via a side entrance into the porch leading through to the main entrance hall, or alternatively through a side door directly into the kitchen. The kitchen is fitted with a built-in oven and hob. There is also a convenient downstairs WC and an additional storage room.

Upstairs, the property boasts three generously sized double bedrooms, along with a family bathroom and a useful linen cupboard, offering excellent space for families or tenants alike.

Further benefits include UPVC double glazing and gas combi central heating, ensuring comfort and efficiency.



Council Borough: Newcastle-under-Lyme  
Borough Council  
Council Tax Band: A  
Tenure: Freehold



**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.



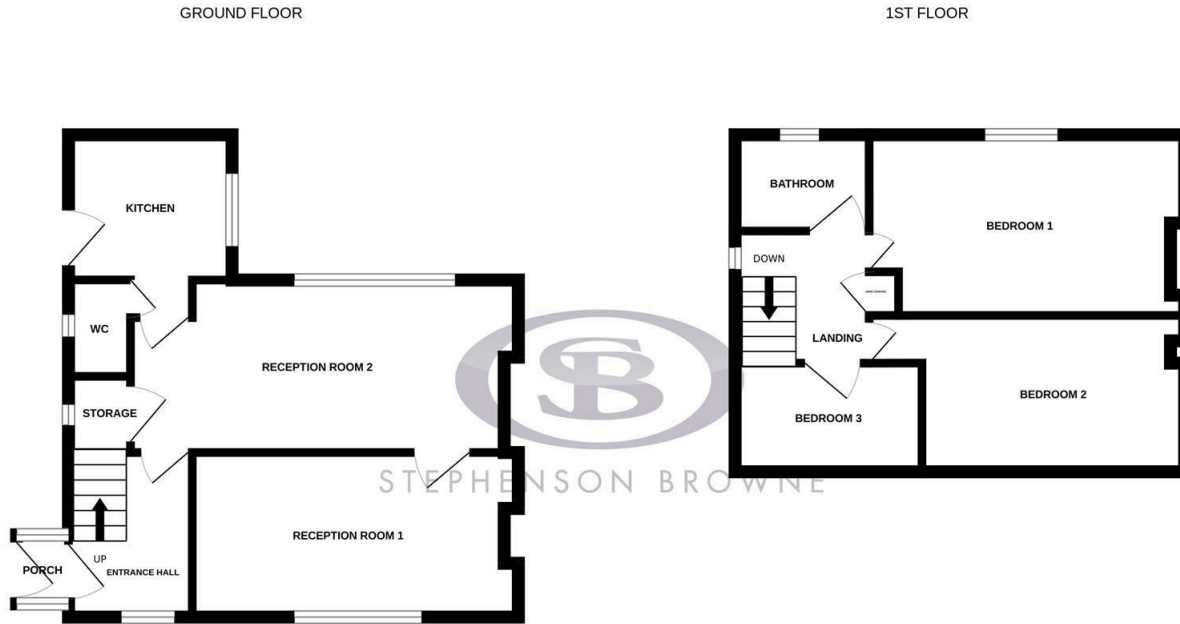
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# Floorplans



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.  
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# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		68	75
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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**

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