



**Bedford Crescent
Newcastle, ST5 3EH**

£200,000

Gao
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MAIN FEATURES:

- **Spacious Semi Detached House**
- **Fitted Kitchen with Separate Utility/Shower Room**
- **Lounge/Diner & Conservatory**
- **Three Bedrooms**
- **Family Bathroom/WC**
- **Good Size Side & Rear Garden**
- **Off Road Parking & Garage**

Situated in the popular residential area of Clayton, this spacious three-bedroom semi-detached house offers well-proportioned and versatile accommodation, making it an excellent choice for families, first-time buyers or those looking for additional living space. The ground floor features a welcoming lounge/diner, providing plenty of room for relaxing. There is also a fitted kitchen with access through to a conservatory overlooking the rear garden, together with the added convenience of a separate utility/shower room. Upstairs, the property offers three bedrooms and a family bathroom/WC, providing practical accommodation for modern family life. Externally, the property is particularly appealing, enjoying good-sized, low-maintenance gardens to the front, side and rear, offering plenty of space for outdoor seating and entertaining. Further benefits include off-road parking and a garage.

Bedford Crescent is conveniently positioned for access to local shops, amenities and schools, with nearby bus services providing connections towards Newcastle-under-Lyme and Stoke-on-Trent. Stoke-on-Trent railway station is also within easy reach, making the location convenient for commuters.



Approx. Gross Internal Floor Area 1037 sq. ft / 96.33 sq. m (Excluding Garage/Shed)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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