



STEPHENSON BROWNE

Barnacle Place, Newcastle Under Lyme

ST5 2GS



£210,000

Description

Tenants in situ

Situated at the head of a quiet cul-de-sac, this attractive three-bedroom semi-detached home enjoys an excellent location within walking distance of Newcastle-under-Lyme town centre and the Keele University complex. Offered for sale with tenants in situ currently paying £850 per calendar month, the property represents an ideal investment opportunity.

The accommodation begins with an entrance hall featuring a convenient ground floor WC, leading through to a spacious front-facing lounge. To the rear, the modern kitchen/diner provides an excellent entertaining and family space, with double doors opening onto a wrap-around gravelled and paved garden enjoying an open outlook.

To the first floor, the property offers three bedrooms, including a generous double bedroom with en-suite shower room and built-in storage cupboard, a further double bedroom, and a single bedroom. A stylish family bathroom with bath and airing cupboard completes the first-floor accommodation.

Externally, the property benefits from off-road parking to the side and an enclosed low-maintenance rear garden with pleasant open views.

Early viewing is highly recommended to appreciate the location and investment potential on offer.



Room Descriptions

Ground Floor

Entrance Hall

4'1" x 7'0"

Living Room

14'3" x 12'2"

Kitchen/Diner

15'2" x 9'8"

W.C.

5'4" x 2'11"

First Floor

Bedroom One

9'6" x 12'2"

Ensuite Shower Room

5'4" x 6'1"

Bedroom Two

9'2" x 7'6"

Bedroom Three

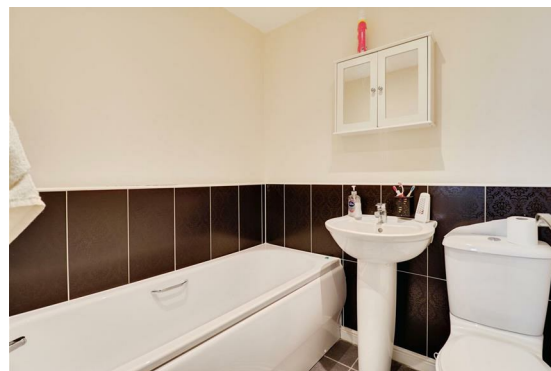
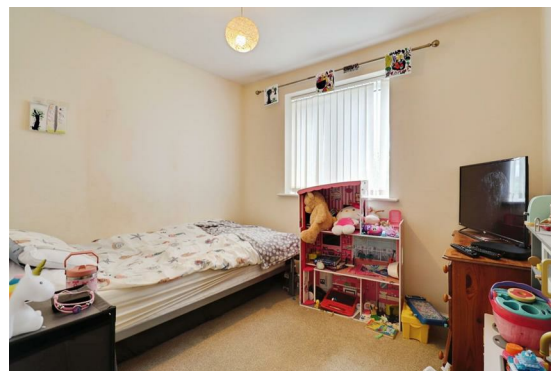
7'7" x 5'10"

Bathroom

5'10" x 5'6"

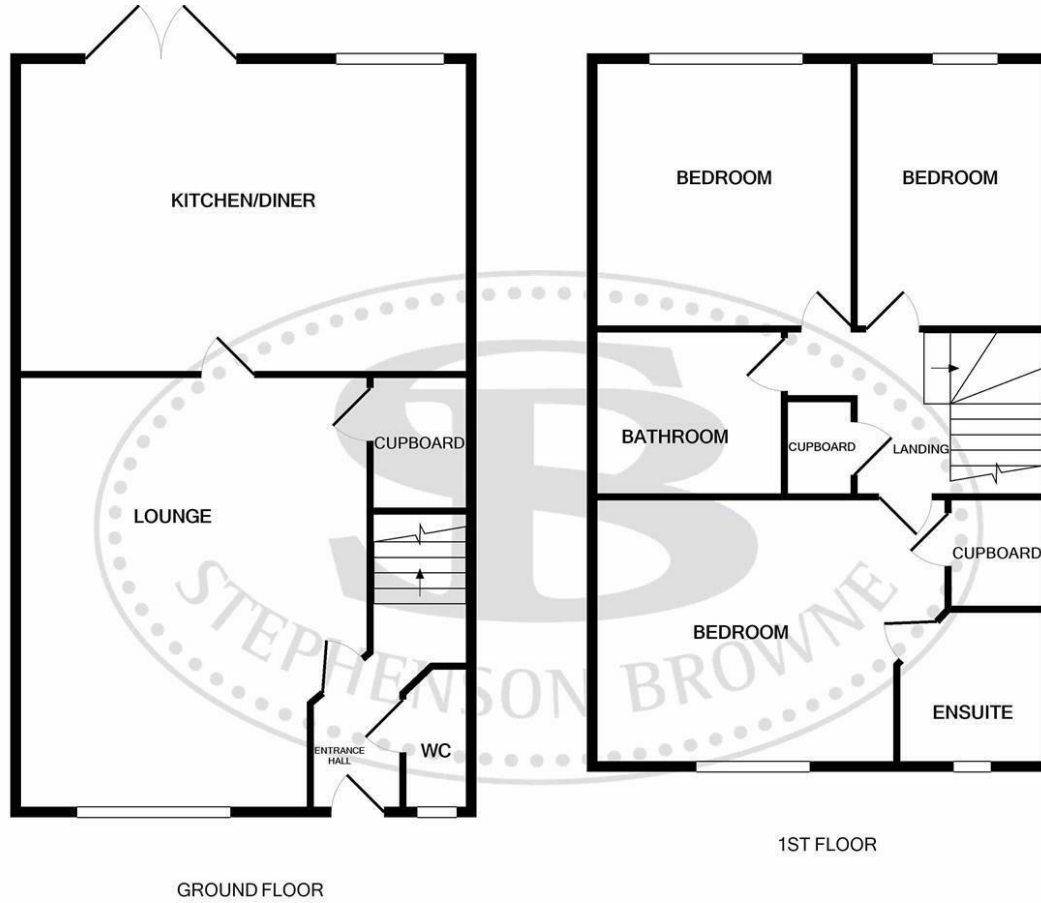
Stephenson Browne AML Disclosure

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.



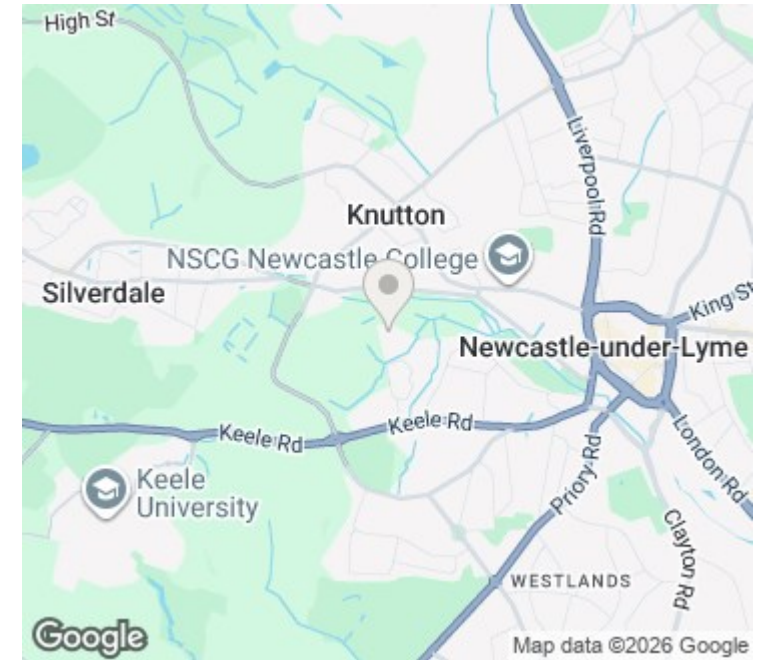


Floorplans



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. 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



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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.

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