



STEPHENSON BROWNE

**Bankfield Grove, Scott  
Hay, Newcastle Under  
Lyme** ST5 6AR



**Offers Over £180,000**

## Description

PLEASE NOTE: THIS PROPERTY IS BEING SOLD WITH TENANTS IN SITU. AN EXCELLENT OPPORTUNITY FOR INVESTORS.

Situated in a quiet cul-de-sac in the desirable village of Scott Hay, this two-bedroom semi-detached bungalow enjoys truly stunning, uninterrupted views over open countryside to the rear, which are a standout feature of this property and rarely available in homes of this type.

The bungalow is ideally positioned to make the most of these beautiful field views, with the two bedrooms located at the rear of the property, allowing occupants to enjoy the peaceful rural outlook.

The property benefits from two side entrances, offering convenient and flexible access. One entrance leads directly into the kitchen, while the second opens into a porch, which leads through to the rear hallway and bedroom area.

Internally, the accommodation comprises a dining/living room with an attractive bay window, kitchen, bathroom, and two rear-facing bedrooms overlooking the stunning open fields.

Externally, the property offers a front garden and a low-maintenance graveled rear garden, perfectly positioned to sit and enjoy the impressive countryside views. There is also a detached garage and a spacious driveway providing parking for up to three vehicles.

While the property would benefit from modernization and personalization, it presents a fantastic opportunity to own a



home in a highly regarded location with exceptional views.

Important-  
The property is being sold with tenants in situ and is therefore most suitable for investors seeking an immediate rental investment.

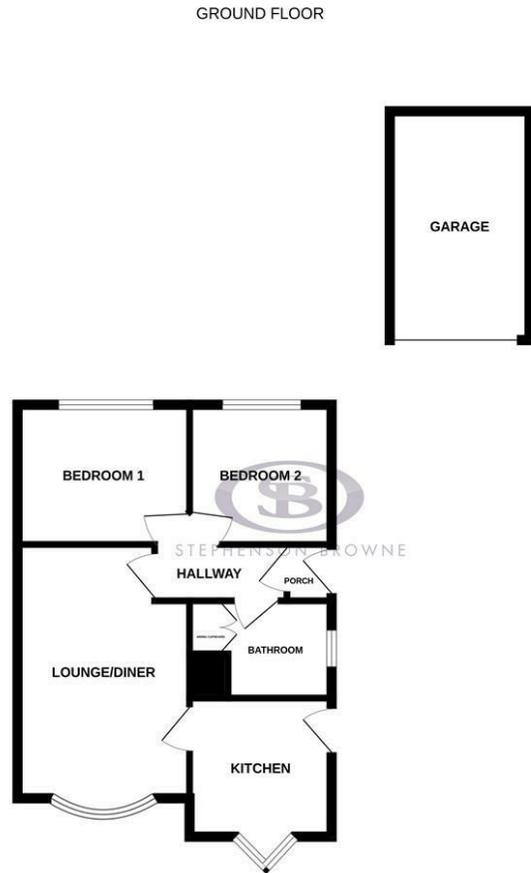
Council Borough: Newcastle-Under-Lyme  
Council Tax Band: B Tenure: Freehold



### 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.

# 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current	Potential
	<b>84</b>
	<b>64</b>
EU Directive 2002/91/EC	

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

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