



35 Centurion Crescent
ST5 9FG
£225,000



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A



STEPHENSON BROWNE

A generously proportioned four-bedroom end Townhouse home located on the popular Centurion Crescent in Newcastle-under-Lyme, offering flexible accommodation ideal for modern family living.

The ground floor features a large and welcoming entrance hall with a convenient downstairs W.C. and additional storage cupboard. A comfortable living room provides a relaxing reception space, while to the rear of the property sits a spacious kitchen/diner, perfect for family dining and entertaining, which opens into a conservatory overlooking the garden. From the kitchen, a utility room leads through to the converted garage, now providing an excellent office/workshop space with doors to both the front and rear of the property. Also connected to this area is a useful pantry/shed, offering further storage. Completing the ground floor accommodation is a sun room positioned at the rear, adding yet another versatile living space.

To the first floor are four well-proportioned bedrooms, with bedroom three benefiting from an en-suite shower room and a Juliet balcony. A family bathroom serves the remaining bedrooms, along with a boiler/airing cupboard for additional storage.

Externally, the rear garden features a low-maintenance AstroTurf lawn with patio seating areas, ideal for outdoor enjoyment. To the front of the property is a driveway providing parking for up to three vehicles.

Conveniently positioned for local schools, amenities, and transport links, this spacious home offers an abundance of accommodation, flexibility, and excellent potential, making it an attractive opportunity for a wide range of buyers.

Council- Newcastle-Under-Lyme

Council Tax Band- C

Tenure- Freehold



Ground Floor

Entrance Hall

14'3" x 4'5"

Living Room

10'10" x 15'6"

W.C.

3'2" x 7'0"

Understairs Storage

Kitchen/Diner

17'5" x 12'1"

Conservatory

9'8" x 10'0"

Utility Room

5'10" x 5'0"

Office/ Converted Garage

8'3" x 15'7"

Pantry

7'9" x 6'2"

Sun Room

9'8" x 9'11"

First Floor

Bedroom One

6'5" x 9'3"

Bedroom Two

8'3" x 6'7"

Bedroom Three

12'0" x 9'10"

Ensuite (Bed 3)

3'10" x 7'4"

Bedroom Four

9'9" x 11'4"

Bathroom

7'2" x 5'6"

Stephenson Browne AML Disclosure

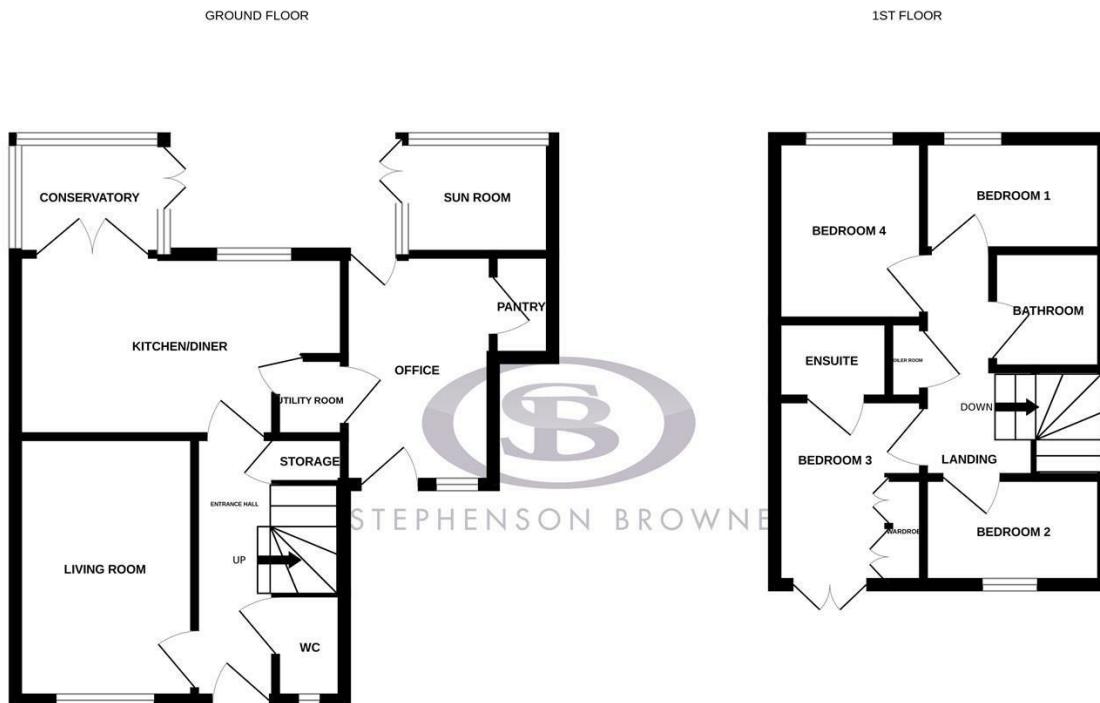
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- Spacious four-bedroom end townhouse on the popular Centurion Crescent, Newcastle-under-Lyme
- Flexible and versatile layout ideal for modern family living
- Large kitchen/diner with conservatory, perfect for entertaining and family meals
- Multiple reception spaces including living room, sun room, and home office/workshop
- Converted garage plus utility room and pantry/shed for excellent storage
- Bedroom three featuring en-suite shower room and Juliet balcony
- Low-maintenance rear garden with AstroTurf lawn and patio seating areas
- Driveway providing off-road parking for up to three vehicles
- Owned Solar panels offering improved energy efficiency and reduced running costs
- Conveniently located close to schools, amenities, and transport links



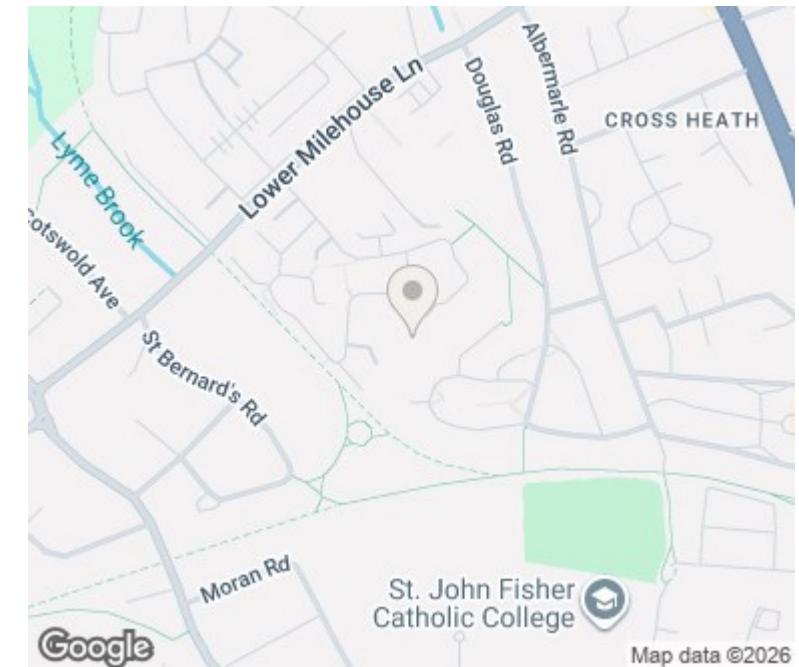
Floor Plan



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 fixtures and fittings 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 | | 100+ | 100+ |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (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 Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

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