



**16 Lilleshall Road**

ST5 3BX

**£229,995**



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STEPHENSON BROWNE



Nestled in the charming Lilleshall Road of Clayton, Newcastle, this traditional Bay Fronted Semi-Detached Family home is a true gem waiting to be discovered. As you step inside, you are greeted by an entrance hallway leading to all principle rooms. The property boasts a dual aspect, spacious, open plan lounge/dining room with French doors leading to the rear garden giving an abundance of natural light and creating a warm and inviting atmosphere.

The modern fitted kitchen is not only stylish but also functional, complete with a range of wall and base units with worktops. Large understairs pantry with stillage and useful shelf space. Ideal for conversion to a downstairs w.c. if desired.

Upstairs, you will find three bedrooms, two of which are double in size and a third single bedroom ideal for a growing family or for those in need of a home office space. All bedrooms are serviced by a spacious four-piece family bathroom suite.

Externally, to the front aspect, there are very attractive open views looking onto the Lyme Valley, the property also benefits from a large driveway and oversized single garage with plenty of additional storage space. There is a front garden and generously sized enclosed rear garden with large wooden shed/workshop. This outdoor space offers endless possibilities for you to make it your own with the outside rear adjacent properties giving some inspirational ideas for bringing the garden into more modern use!

Located in a much sought after location close to excellent schools and amenities and close to the hospital, town centre and commuter links to A34, A50 and A500.

Don't miss the opportunity to make this house your home and create lasting memories in this delightful property in the heart of Clayton.

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





**Ground Floor**

**Porch**

**Hallway**

**Dining Room**

13'1" x 11'2"

**Lounge**

12'4" x 11'2"

**Kitchen**

15'28'10" x 7'2"

**Garage**

18'9" x 10'11"

**First Floor**

**Landing**

**Bedroom One**

13'0" x 11'2"

**Bedroom Two**

12'4" x 11'2"

**Bedroom Three**

7'1" x 5'11"



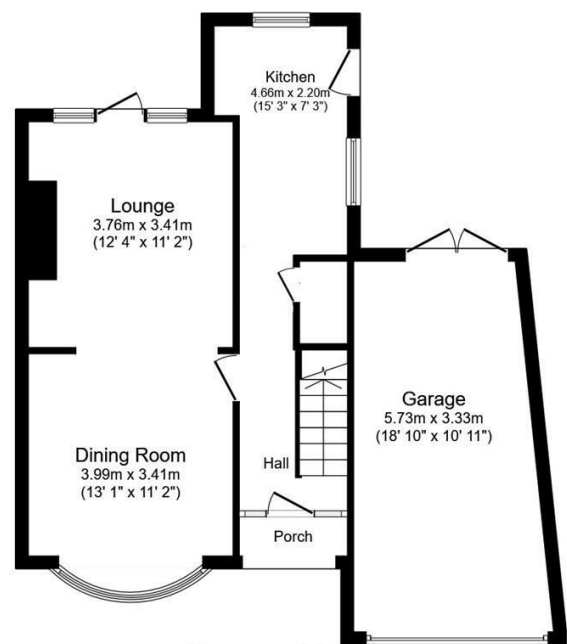


- Traditional Bay Fronted Semi Detached Family Residence
- Large Open Plan Lounge/Dining Room
- Modern Fitted Kitchen
- Large understairs pantry with stillage and useful shelf space. Ideal for conversion to a downstairs w.c. if desired.
- Three Bedrooms
- Family Bathroom Suite
- Attractive open views to the front aspect looking onto the Lyme Valley,
- Large driveway & oversized single garage with plenty of additional storage space.
- Generously sized enclosed rear garden with large wooden shed/workshop
- Sought After Location Close To Schools, Town Centre and Amenities



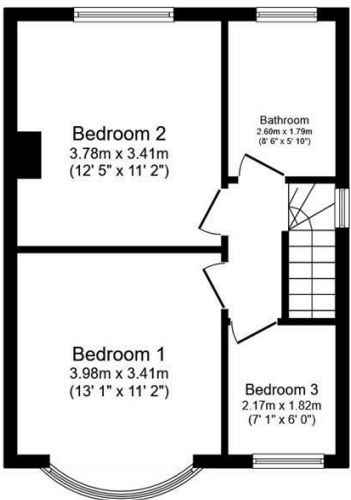


Floor Plan



Ground Floor

Floor area 62.1 m² (669 sq.ft.) approx



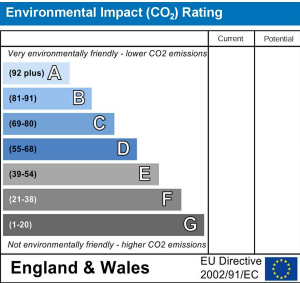
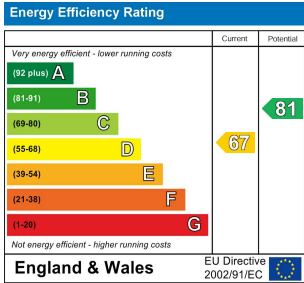
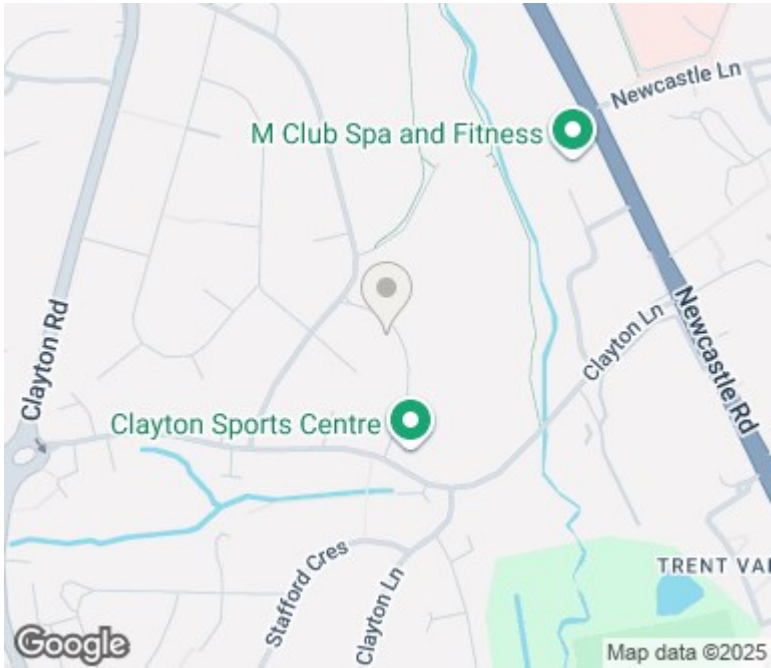
First Floor

Floor area 39.5 m² (425 sq.ft.) approx

Total floor area 101.6 m² (1,094 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Area Map



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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