



**26 Knype Way, Newcastle Under**

ST5 8JL

**£154,000**



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STEPHENSON BROWNE

Located on Knype Way in the in this ever popular Bradwell location, Newcastle Under Lyme, Staffordshire, this BISF non traditional semi detached home provides ease of access to local shops, schools and amenities as well as offering good road links to the A34 and A500.

This property is of a non traditional construction so is available for CASH BUYERS ONLY.

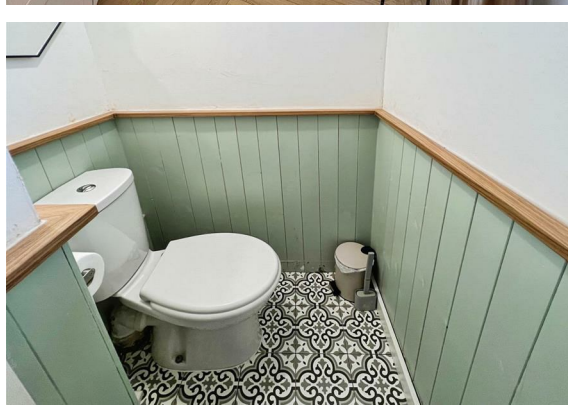
Upon entering, you are greeted by a welcoming entrance hall, complete with a convenient storage room beneath the stairs, ensuring your living space remains tidy and organized.

To the left, the inviting living room features a well-presented fireplace, creating a warm and relaxing atmosphere, perfect for unwinding after a long day. The heart of the home is undoubtedly the generous kitchen, which boasts ample storage and the practicality of accommodating both a washing machine and dryer. The kitchen also includes a breakfast bar, making it an ideal spot for casual dining or enjoying a morning coffee. Adjacent to the kitchen, the back lobby provides additional storage and features a handy W.C., enhancing the functionality of the space.

As you venture upstairs, you will discover a family bathroom and three well-proportioned bedrooms. Two of the bedrooms are spacious enough to accommodate double beds, while the third is perfect for a single bed or could be transformed into a stylish dressing room. Both double bedrooms benefit from built-in storage cupboards, ensuring that space is maximized throughout the home.

The outdoor area is equally impressive, featuring a superb-sized garden with a large grassy area, perfect for children to play or for hosting summer gatherings. A paved section provides a lovely spot for outdoor furniture, while a storage room accessible from the garden is ideal for keeping tools and equipment neatly stored away. Additionally, the property boasts a large driveway for off road parking.

Council- Newcastle-Under-Lyme  
Council Tax Band - A  
Tenure- Freehold



**Ground Floor**

**Entrance Hall**

6'5" x 11'11"

**Living Room**

11'7" x 13'3"

**Kitchen**

20'5" x 8'1"

**Back Lobby**

7'7" x 3'6"

**Storage Room**

8'9" x 4'0"

**Downstairs W.C.**

3'4" x 2'1"

**First Floor**

**Bedroom One**

11'8" x 11'7"

**Bedroom Two**

8'7" x 13'0"

**Bedroom Three**

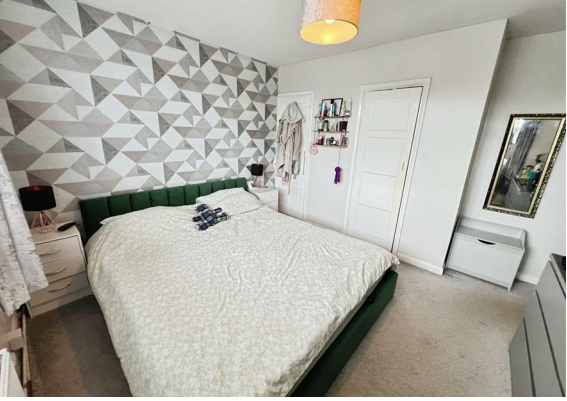
8'2" x 8'8"

**Bathroom**

5'6" x 6'8"

**AML Disclosure**

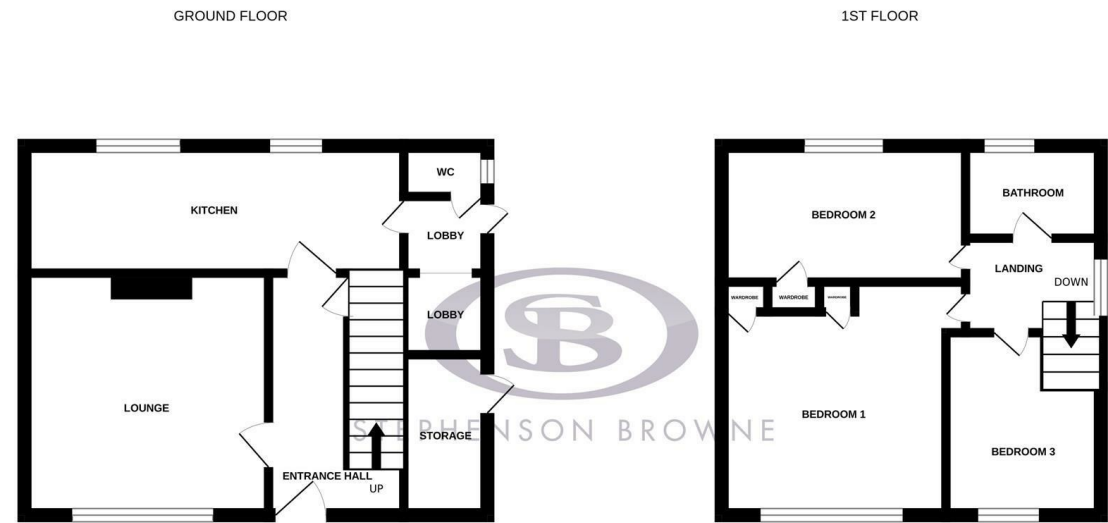
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- A Well Presented Non Traditional BISF Semi Detached Home In Bradwell
- Cash buyers only
- Family Bathroom
- Downstairs W.C.
- Large Kitchen with Breakfast Bar
- Gravelled Driveway For Two Large Cars
- Garden Features Patio Area, plus Large Grass Area
- Various Storage Options
- Living Room with Feature Fire Place
- Viewing Advised



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 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		
	Current	Potential
Very energy efficient - lower running costs		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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