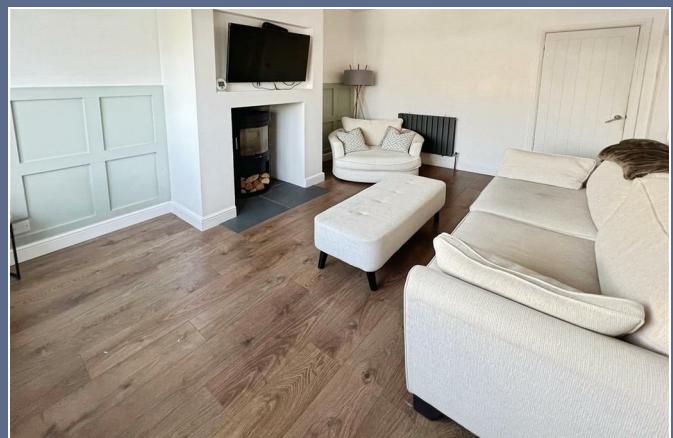




Woodside Crescent  
Clayton



£160,000

56 Merial Street  
Newcastle under Lyme  
ST5 2AW  
01782 625734



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 StephensonBrowneNewcastle

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# 18 Woodside Crescent Clayton ST5 4BW

Located in Woodside Crescent of Clayton, Newcastle, this semi-detached house offers an exceptional opportunity for first-time buyers and those considering a buy-to-let investment. As you step inside, you are greeted by an entrance hall that leads to a beautifully decorated lounge. This inviting area features a log burner, providing warmth and comfort during the colder months, and includes a handy understairs cupboard for additional storage.

Adjacent to the lounge is the kitchen, with a dining area. While the kitchen may benefit from a little modification, it remains fully functional and presents a wonderful space for culinary creativity. The property also features a delightful back garden, complete with a decking area that descends to a grassy section, ideal for outdoor relaxation. A garden shed offers practical storage for gardening tools and equipment.

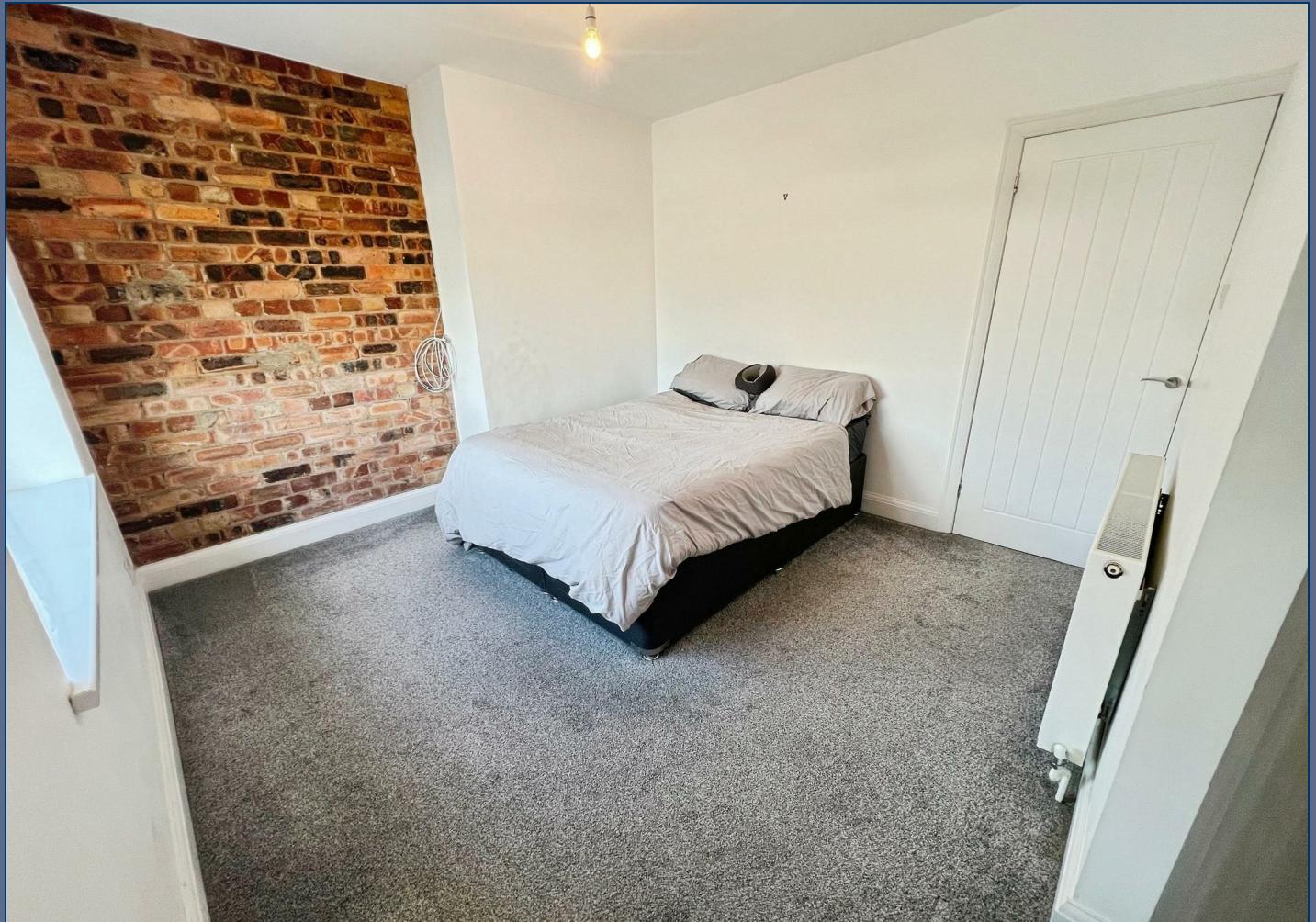
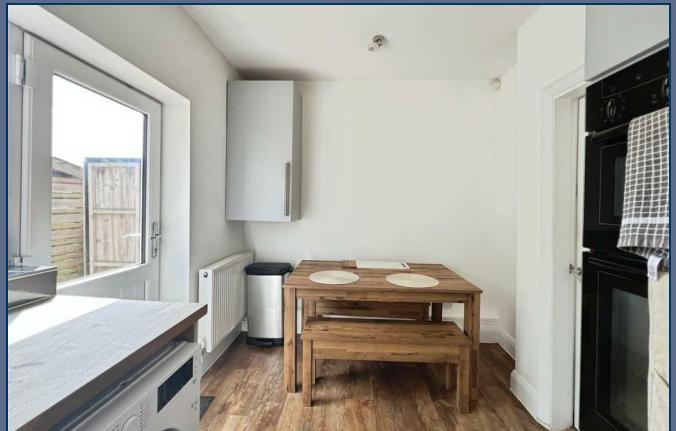
Venturing upstairs, you will discover two well-proportioned bedrooms. The first bedroom is particularly spacious, allowing for ample storage and filled with natural light through its two windows, with exposed brickwork adding a touch of character. Bedroom Two is versatile, currently accommodating a single bed but easily capable of housing a double bed or serving as a functional office space.

Completing the upper floor is a modern family bathroom, thoughtfully designed with a bath and shower combination, a unit with a built-in sink, and a toilet, ensuring convenience for all residents. The property also benefits from a driveway that can accommodate two cars, enhancing its appeal.

This home is a delightful blend of comfort and potential, making it a must-see for anyone looking to settle in this lovely area. Do not hesitate to get in touch with Stephenson Browne today to arrange a viewing!

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

**£160,000**

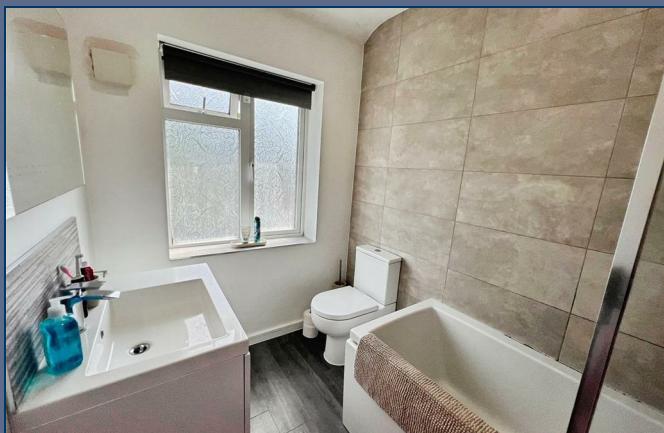
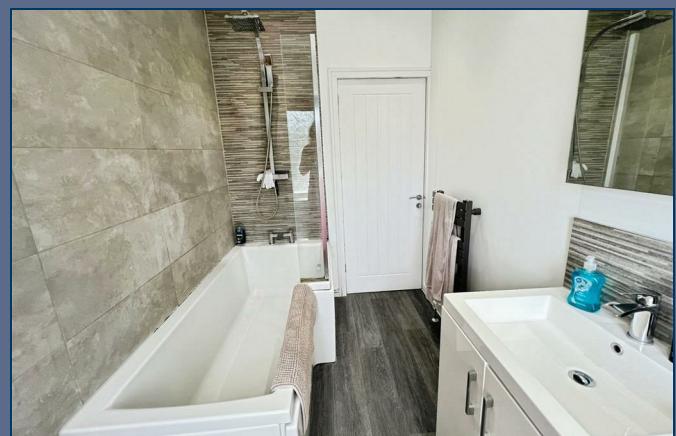


## Ground Floor

Lounge	15'6" x 11'6" (4.749 x 3.521 )
Kitchen	14'8" x 8'5" (4.476 x 2.582 )
Understairs Storage	2'9" x 6'9" (0.859 x 2.063 )

## First Floor

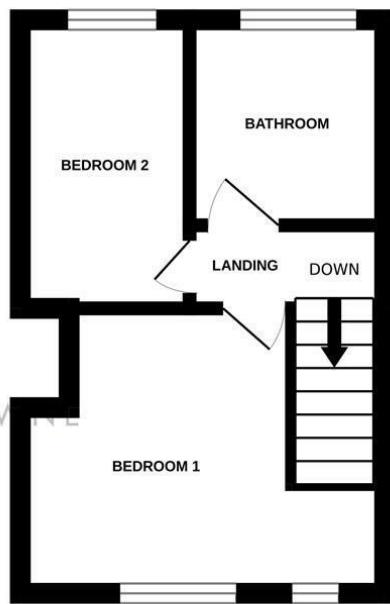
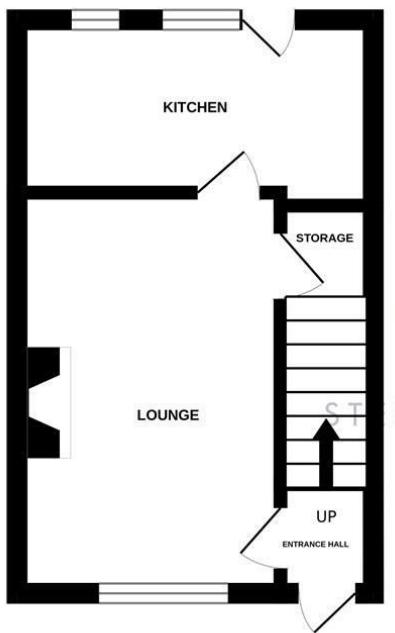
Bedroom One	10'8" x 14'8" (3.252 x 4.491 )
Bedroom Two	11'7" x 8'5" (3.548 x 2.573 )
Bathroom	5'10" x 8'6" (1.782 x 2.611 )





GROUND FLOOR

1ST FLOOR



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 not 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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# Stephenson Browne Estate Agents

## Newcastle

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NOT TO SCALE These floor plans are given as a guide only. Full completed measurements and details should be verified by any intending purchasers legal representative.

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