



12 Lilleshall Road

ST5 3BX

Offers In The Region Of £250,000



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STEPHENSON BROWNE

NO CHAIN!!

This beautifully presented three-bedroom home is located in one of Newcastle's most sought-after residential areas, known for its friendly community feel, convenient amenities, and excellent access to schools, shops, transport links, and the nearby hospital. It also sits directly opposite the lovely Lyme Valley Park, making it an ideal choice for families and first-time buyers alike.

Step through the front door into a welcoming entrance hall with charming original tiled flooring, setting the tone for the character found throughout. The ground floor features two impressive reception rooms: the front sitting room with a bay window, feature fireplace, and built-in storage, and a second reception room offering a fantastic living/dining space with a log burner and sliding doors leading to the beautifully landscaped four-tier garden. The entrance hall also includes a practical understairs cupboard, currently used as a laundry space. At the rear, the well-presented kitchen provides ample storage and worktop space, with access to a handy W.C. and a side door to the garden.

Upstairs are three well-kept bedrooms. Bedrooms one and two are generous doubles, with the main bedroom enjoying a bay window and charming built-in seating with storage overlooking the green. Bedroom three works well as a nursery, office, or guest room. The stylish family bathroom includes both a separate shower and a bath. Outside, the home continues to impress with a driveway for two cars and an attached garage. The standout four-tier rear garden offers paved, graveled, and lawned areas, with the top tier providing a private, peaceful spot for dining or relaxing.



Ground Floor

Entrance Hall

5'11" x 14'0"

Kitchen

8'5" x 15'10"

W.C.

4'9" x 2'11"

Understairs Storage/Laundry Room

Living/ Dining Room

18'11" x 11'1"

Sitting Room

13'8" x 11'1"

Garage

7'4" x 12'9"

First Floor

Bathroom

8'8" x 5'10"

Bedroom One

12'11" x 11'1"

Bedroom Two

11'1" x 12'5"

Bedroom Three

5'10" x 7'1"

Stephenson Browne AML Disclosure

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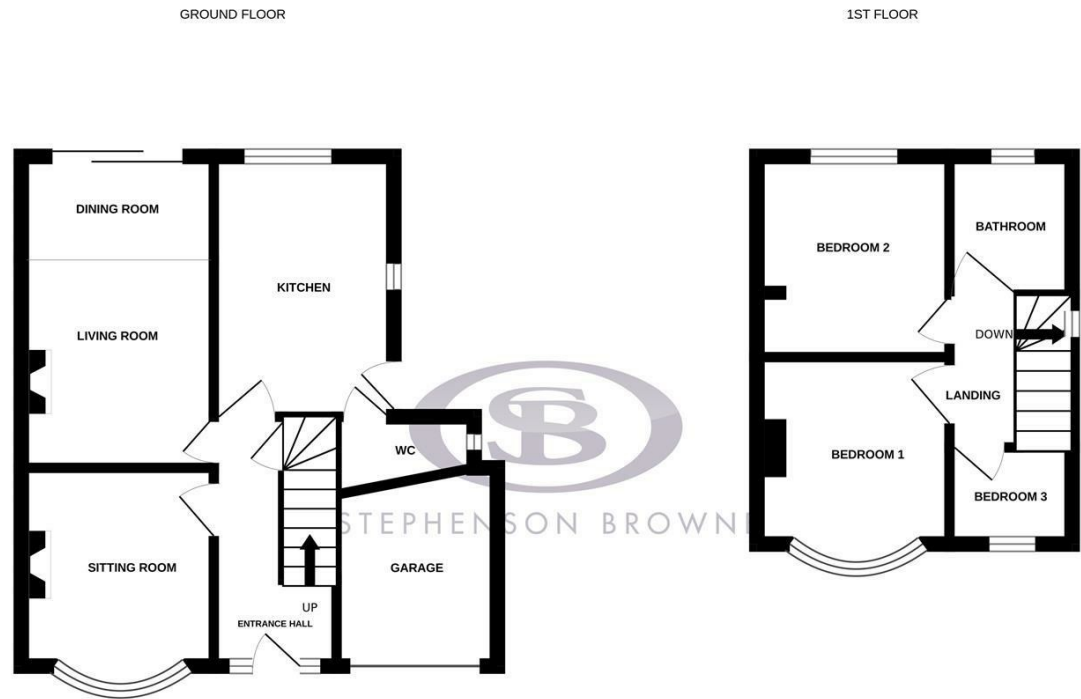


- Situated in one of Newcastle's most desirable areas, known for its community feel, and perfectly positioned right opposite Lyme Valley Park while also being within easy walking distance of Stoke hospital, with excellent access to schools, shops.
- Welcoming entrance hall with charming original tiled flooring, setting the tone for the home's character throughout.
- Front sitting room with bay window and feature fireplace; second reception room ideal for living/dining with a cosy log burner.
- Thoughtfully designed outdoor space with paved, gravelled, and lawned areas; top tier offers private dining and relaxation.
- Bright and Well-Designed Kitchen providing ample storage and worktop space, with direct access to a handy W.C. and side door to the garden.
- Two generous doubles including a bay-fronted main bedroom with built-in seating and storage; versatile third bedroom ideal as nursery, office, or guest room.
- Contemporary bathroom featuring both a separate shower and a bath.
- Driveway for two cars plus an attached garage, offering excellent practicality.
- Useful understairs cupboard currently used as a laundry space, providing valuable extra storage options.
- Freehold property, Council Tax Band C, under Newcastle-under-Lyme Council.



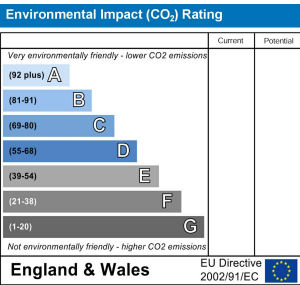
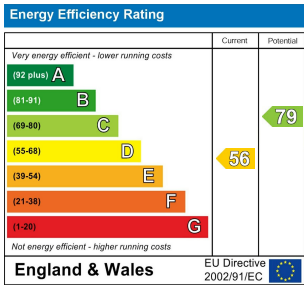
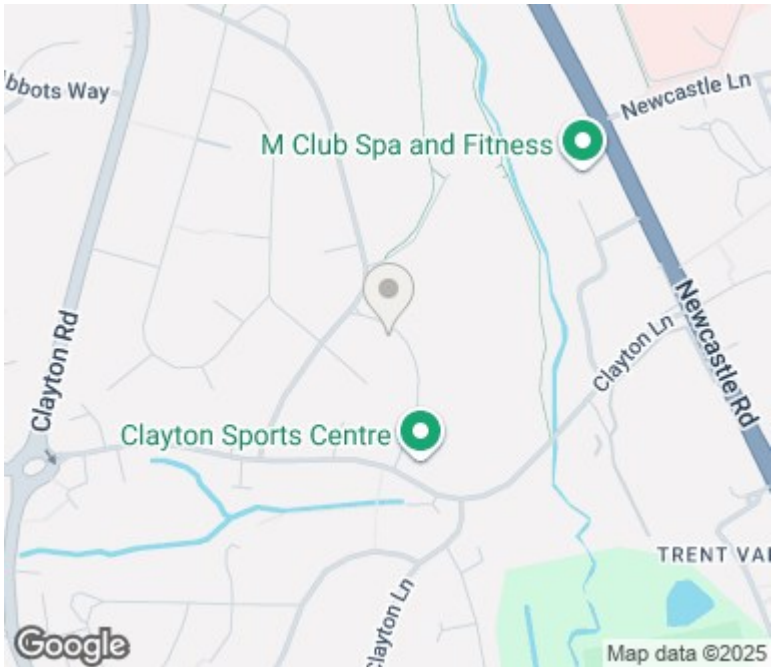


Floor Plan



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



Viewing

Please contact our Newcastle-Under-Lyme Office on 01782 625734 if you would like to arrange a viewing appointment or require any further information.

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