



**22 King Street**  
ST5 9HQ  
**£200,000**



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STEPHENSON BROWNE

Located on King Street in Cross Heath, Newcastle, this three-bedroom semi-detached home presents a fantastic opportunity for families, first-time buyers, or investors alike.

Upon entering, you're greeted by a spacious entrance hallway that sets a warm and welcoming tone. The true heart of the home is the large reception room, currently arranged as a split living and dining area, perfect for relaxing or entertaining. This bright, versatile space also benefits from fitted storage options and French doors that open out to the rear garden, creating a seamless flow between indoor and outdoor living.

The kitchen offers a practical layout with integrated appliances including new electric hob and plenty of scope for personalization, while useful understairs storage helps keep the home neat and organized. The current vendors have also installed a brand new boiler.

Upstairs, there are three well-proportioned bedrooms, two generous doubles and a third smaller room, ideal as a study, nursery, or single bedroom. Bedroom two features fitted wardrobes, providing excellent built-in storage. The family bathroom includes a heated towel rail and a clean, functional layout.

Outside, the property benefits from off-road parking for up to two cars at the front, while the rear garden offers a lovely outdoor space, perfect for enjoying sunny days, gardening, or simply unwinding after a long day.

While the property would benefit from some general maintenance and modernisation, it holds superb potential as a family project or buy-to-let investment thanks to its desirable location near the university and hospital.

This semi-detached house on King Street isn't just a property, it's a home full of potential. With its spacious layout, fitted features, and convenient setting in a friendly neighborhood, it's sure to appeal to a wide range of buyers.

Council Borough: Newcastle-under-Lyme

Council Tax Band: A

Tenure: Freehold



## Ground Floor

### Entrance Hallway

15'7" x 6'5"

### Reception Room

29'0" x 10'9"

### Kitchen

15'0" x 7'1"

### Understairs Storage

## First Floor

### Bedroom One

12'1" x 11'1"

### Bedroom Two

13'9" x 11'1"

### Bedroom Three

7'7" x 6'5"

### Bathroom

6'4" x 8'1"

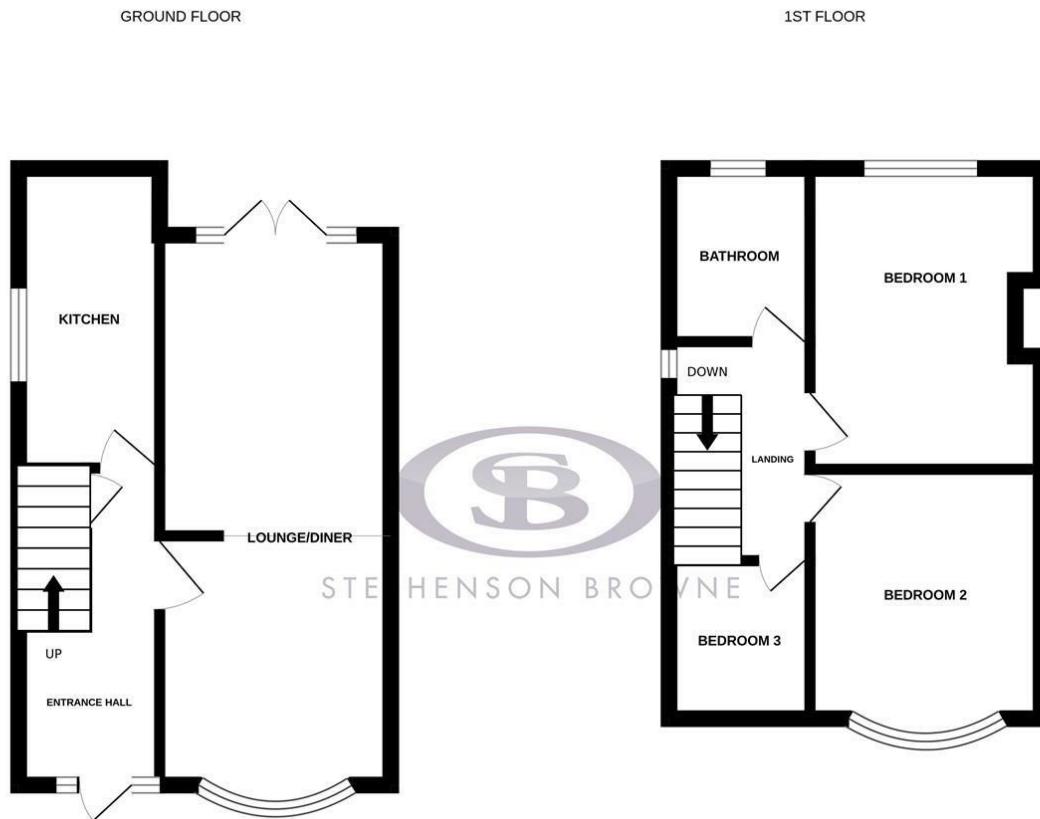
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- Semi Detached House
- Three Bedrooms
- Open Plan Living Area
- Kitchen
- Understairs Stoarge
- Family Bathroom
- Spacious Driveway
- Rear Garden
- Viewings Recommended

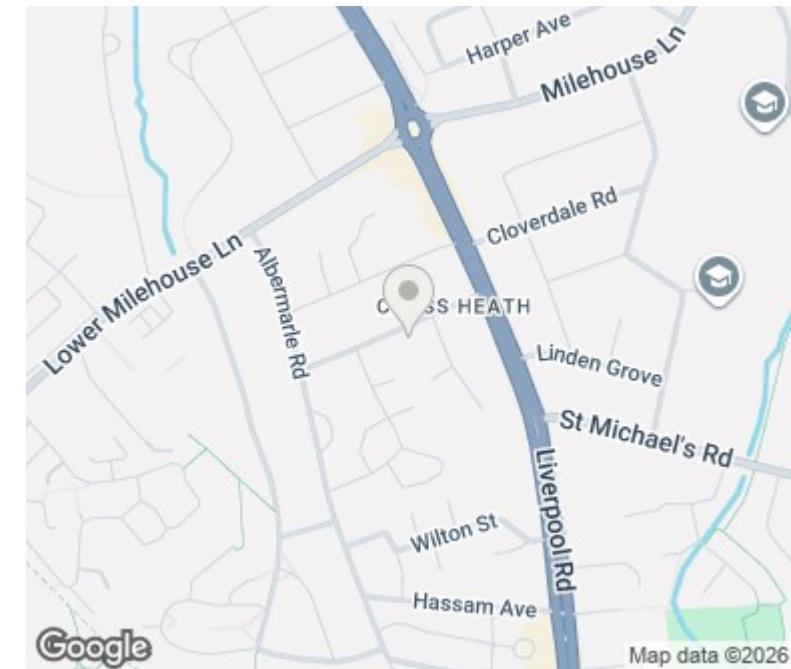
## Floor Plan



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 intended for guidance 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		82
(81-91) B		
(69-80) C		
(55-68) D		62
(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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