



33 SACKVILLE STREET, BASFORD, STOKE  
ON TRENT, ST4 6HU

£135,000

This spacious three-bedroom mid-terrace home offers an excellent opportunity for both first-time buyers and buy-to-let investors. Located in the popular area of Basford, the property boasts generously sized rooms, ample built-in storage, and a surprisingly flexible layout perfect for modern living.

The ground floor features two well-proportioned reception rooms, ideal for use as living and dining spaces, along with a convenient ground floor shower room. At the heart of the home is a large kitchen/diner, complemented by an archway leading to an additional kitchen area with extra worktop and storage space, perfect for those who enjoy cooking or need more functional room.

Upstairs, all three bedrooms are impressively spacious, offering comfortable accommodation for families, couples, or tenants. Throughout the home, you'll find plenty of built-in storage and thoughtful use of space, enhancing practicality and ease of living.

With its size, layout, and sought-after location, this property presents a fantastic opportunity, whether you're looking to step onto the property ladder or secure a solid rental investment.

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

### Ground Floor

#### Entrance Hall

4'3" x 12'0" (1.305 x 3.673 )





### Front Room

9'3" x 13'0" (2.842 x 3.966 )

### Living Room

11'3" x 11'7" (3.446 x 3.532 )

### Cellar

### Kitchen

9'0" x 9'10" (2.749 x 3.020 )

### Back Part of the Kitchen

6'5" x 6'9" (1.962 x 2.075)

### Shower Room

6'4" x 6'9" (1.951 x 2.076 )

### Utility/ Storage Cupboard

3'9" x 3'1" (1.161 x 0.944 )

### First Floor

### Bedroom One

14'4" x 12'1" (4.392 x 3.696)

### Bedroom Two

9'5" x 11'4" (2.873 x 3.459 )

### Bedroom Three

9'0" x 10'1" (2.749 x 3.094 )

### Stephenson Browne AML Disclosure

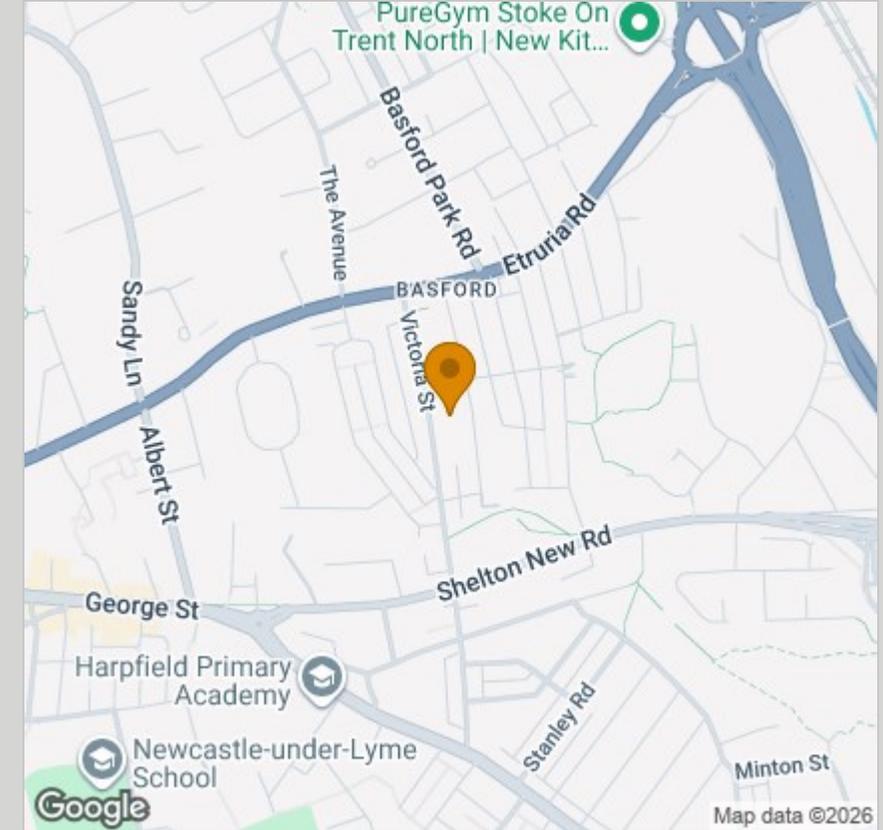
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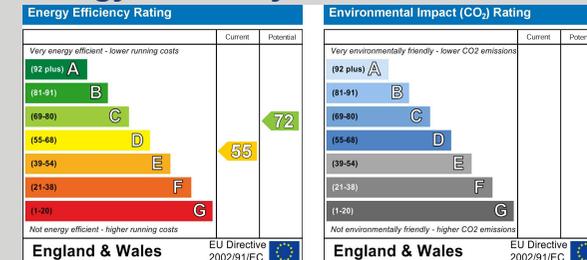
## Floor Plan



## Area Map



## Energy Efficiency Certificate



## Viewing

Please contact our Newcastle Under Lyme Office on 01782 625734 if you wish to arrange a viewing appointment for this property or require further information.

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