



STEPHENSON BROWNE

**Basford Park Road,  
Newcastle Under Lyme**

ST5 OPT



**£995 PCM**

## Description

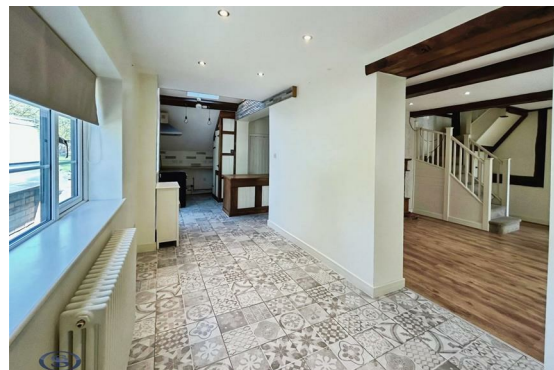
Located on the popular Basford Park Road, this delightful end terrace cottage on the corner of Wolstanton Marsh which offers a perfect blend of modern comforts and characterful features.

As you step inside, you are welcomed by a cosy lounge that exudes warmth and charm, enhanced by exposed beams that add a touch of rustic elegance and the Cottage's original fireplace. The heart of the home is undoubtedly the large country kitchen, which boasts a generous dining area, perfect for family meals or entertaining friends. This inviting space is designed for both functionality and comfort, making it a wonderful place to gather.

To the first floor there are three good sized bedrooms and a family bathroom with bath and separate shower.

Outside the property also benefits from off-road parking for one vehicle plus an outdoor graveled seating area. The combination of modern amenities and traditional character makes this cottage a unique find in the market.

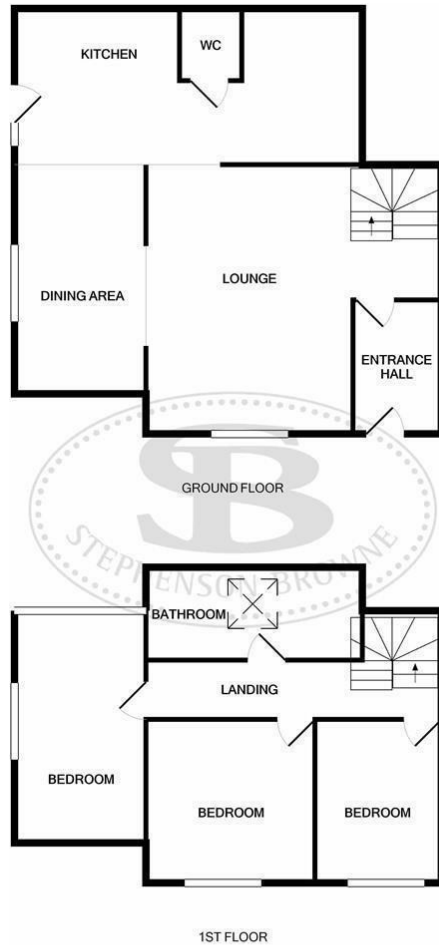
Whether you are looking for a family home or a peaceful retreat, this property on Basford Park Road is sure to impress. With its charming features and spacious layout, it presents an excellent opportunity for those seeking a blend of comfort and style in a desirable location. Don't miss the chance to make this lovely house your new home. Available Now!



## Viewing

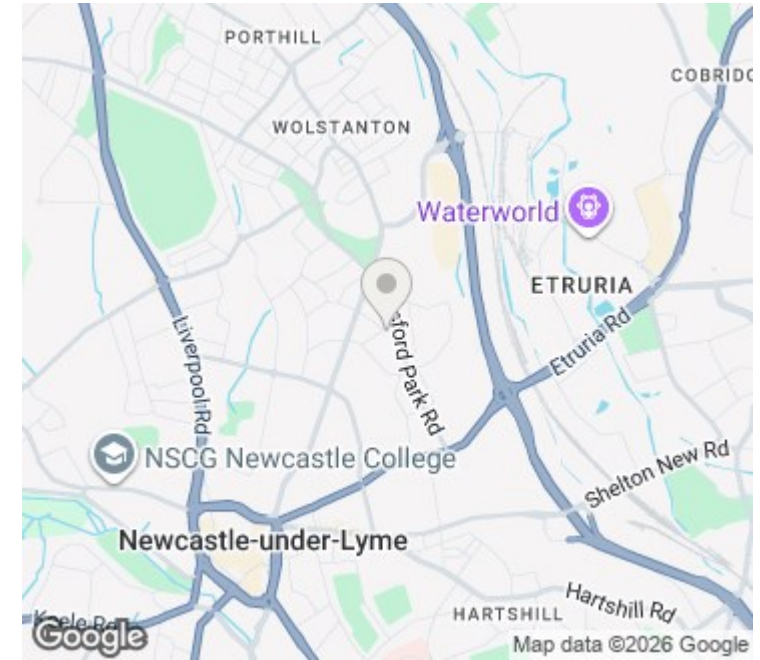
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

# Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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