

212 Liverpool Road, Cross Heath, Newcastle, Staffs, ST5 9EB



Freehold £169,950

For sale is this immaculate three-bedroom town house located on Liverpool Road in the urban area of Cross Heath, Newcastle-under-Lyme. The property is well-suited to families and first-time buyers. A significant feature is the garden, offering outdoor space for relaxation and recreation. The accommodation benefits from an open plan reception rooms with large bay window to front and patio doors to the rear, ensuring ample natural light and a sense of spaciousness. The property includes a modern fitted kitchen, designed for functional day-to-day living. Among the three bedrooms, there is a master bedroom, an additional double bedroom, and a single bedroom, providing flexible options for family living, guests, or home office use. Situated in a convenient urban location, residents are well-placed for access to a range of local amenities including retail shops, supermarkets, cafés, and restaurants along the nearby high street. For families, the proximity to local schools adds to the practicality of this location. Public transport links are accessible, with Newcastle-under-Lyme bus station close by. The nearest railway station is Stoke-on-Trent, offering direct services to Birmingham (approximately 50 minutes by train) and Manchester (around 40 minutes). For those commuting by car, the A34 and A500 provide quick connections to the wider region. Cross Heath offers recreational spaces such as the nearby Lyme Valley Parkway, ideal for outdoor activities and family outings. The combination of practical accommodation and location make this town house a strong choice for buyers seeking both convenience and comfortable living.

ENTRANCE LOBBY

With Upvc double-glazed frosted front access door, wall light fitting, coving, panelled radiator, modern grey wood-effect flooring, stairs to the first-floor landing and door leading off to:



**OPEN PLAN THROUGH LOUNGE / DINER 6.73m x 3.91m maximum
(22'1" x 12'10" maximum)**

Features include Upvc double-glazed bay window to the front, Upvc double-glazed patio doors to the rear, coving to ceiling, two pendant light fittings, wall light fitting, two double panelled radiators, modern grey wood-effect flooring to the dining area and fitted carpet to the lounge, power points, TV aerial connection point, BT telephone point (Subject to usual transfer regulations), power points and door leading off to:



PANTRY

With coving to ceiling, two lamp light fittings and ample domestic shelving and storage space.

MODERN FITTED KITCHEN 3.48m x 2.01m (11'5" x 6'7")

With Upvc double-glazed window to rear, Upvc frosted side access door, LED strip light fitting, a range of base and wall-mounted soft grey storage cupboards providing ample cupboard and drawer space, round-edge work surfaces with built-in plastercised sink unit with chrome mixer tap above, ceramic splashback tiling, modern wood-effect laminate flooring, panelled radiator, space for fridge/freezer, plumbing for automatic washing machine, built-in four-ring brushed stainless-steel gas hob unit with oven beneath, power points and an Ideal Atlantic 30 combination boiler providing the domestic hot water and central heating systems.



FIRST FLOOR LANDING

With access to loft space, three lamp light fittings and doors leading off to rooms including:



BEDROOM ONE (FRONT) 3.35m x 3.10m (11'0" x 10'2")

With Upvc double-glazed window to rear, artexed ceiling, coving, LED light fitting, BT telephone extension, panelled radiator and power points.



BEDROOM TWO (REAR) 3.28m x 3.05m (10'9" x 10'0")

With Upvc window to front, artexed ceiling, coving, pendant light fitting, panelled radiator, decorative dado rail and power points.



BEDROOM THREE (FRONT) 2.79m x 1.88m (9'2" x 6'2")

With Upvc window to front, enclosed light fitting, artexed ceiling, panelled radiator and power points.



FIRST FLOOR BATHROOM 2.18m x 1.85m (7'2" x 6'1")

With Upvc frosted window to rear, LED enclosed light fitting, panelled radiator, vinyl cushion flooring, a white suite comprising low-level dual-flush WC, pedestal sink unit with chrome mixer tap above, panel bath unit with mixer tap and shower attachment and aqua-board to splashback.



EXTERNALLY

FORE GARDEN

Bounded by mature hedge to border, a brick-paved driveway providing off-road parking for a vehicle, a metal gate provides pedestrian access to the front of the property with steps leading to the frontage, shrubs to borders and access continues alongside the property leading to:



ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, with a decked patio and seating area, lawn section, stone-chipping to pathways for ease of maintenance and external storage.



COUNCIL TAX

Band 'A' amount payable to Newcastle under Lyme Borough Council.

Looking To Sell Your Home?

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We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

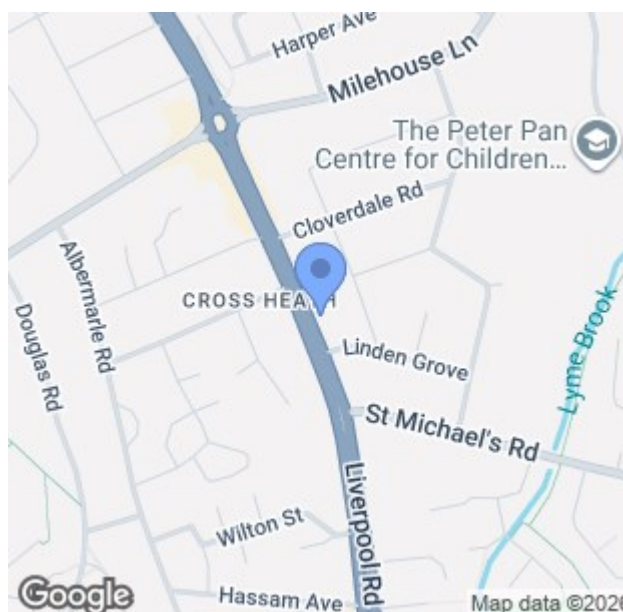
Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate, no details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

