FOR SALE







Sydney Street, Basford, Newcastle Under Lyme

4 Bedrooms, 2 Bathroom, End Terraced House

Offers In Excess Of £300,000

MARTIN&CO



Sydney Street, Basford,

Newcastle Under Lyme

4 Bedrooms, 2 Bathroom

Offers In Excess Of £300,000

- **Four-bedroom end of terrace house**
- **Three versatile reception rooms**
- **Two bathrooms, shower and bath**
- **Basford location near Newcastle-under-Lyme**
- **Good access to local amenities**



OVERVIEW This four-bedroom end of terrace house is offered for sale in the Basford area of Newcastle-under-Lyme, providing practical accommodation across two floors.

The ground floor offers three reception rooms, allowing flexibility for living, dining and home working arrangements. There is one kitchen and a convenient downstairs bathroom fitted with a shower. Upstairs, the property includes four bedrooms and a further bathroom with a bath, providing useful separation between bathing and showering facilities.

Outside, the house benefits from a nicely presented rear garden, offering an outdoor space for relaxation, play or entertaining.

Sydney Street is situated between Newcastle-under-Lyme town centre and Stoke-on-Trent, with access to local amenities, shops, cafés and services in nearby Basford and Newcastle town centre. For green space, residents have access to local parks such as Queen's Gardens and Brampton Park in Newcastle-under-Lyme, which offer open lawns, play areas and walking routes.

Public transport links are available via nearby bus routes connecting Basford with Newcastle-under-Lyme, Hanley and Stoke-on-Trent. The nearest mainline rail services are at Stoke-on-Trent station, typically around a 10–15 minute drive depending on traffic, providing services to Manchester, Birmingham and London, with journey times to Manchester and Birmingham often around 45–60 minutes and to London from approximately 1 hour 30 minutes.

This four-bedroom end of terrace house for sale in Basford represents a practical option for buyers seeking multiple reception rooms, two bathrooms and a private rear garden within reach of Newcastle-under-



Lyme's facilities and wider transport connections.

HALLWAY 18' 3" x 6' 0" (5.56m x 1.83m)

DINING ROOM 11' 11" x 11' 0" (3.63m x 3.35m) Bay window to the front elevation, feature fireplace, radiator.

RECEPTION ROOM 14' 8" x 10' 11" (4.47m x 3.33m) Window to the rear elevation, radiator.

LOUNGE 16' 2" x 13' 0" (4.93m x 3.96m) Windows to the side and rear elevations with uPVC French patio doors leading outside, radiator.

KITCHEN 11' 4" x 9' 1" (3.45m x 2.77m) Fitted with a range of wall and base units with worktop over, integrated oven, hob and microwave, sink unit with drainer, Window to the side elevation, space for appliances, radiator.

UTILITY ROOM 7' 9" x 6' 10" (2.36m x 2.08m) Fitted with base units with worktop over, space for appliances, window to the side elevation.

BATHROOM 6' 10" x 5' 7" (2.08m x 1.7m) A modern fitted bathroom featuring a 3- piece suite, shower cubicle, hand wash basin, low level WC, window to the rear elevation, heated towel rail.

BEDROOM 17' 5" x 11' 2" (5.31m x 3.4m) Windows to the front and side elevation, two radiators.

BEDROOM 14' 11" x 11' 2" (4.55m x 3.4m) Window to the rear elevation, radiator.

BATHROOM 9' 6" x 5' 11" (2.9m x 1.8m) 3-piece suite in white, comprising; low level WC, hand wash basin with vanity unit, bath with shower over, window to the side elevation, radiator.

BEDROOM 10' 6" x 7' 6" (3.2m x 2.29m) Window to the side elevation, radiator.

BEDROOM 10' 9" x 8' 9" (3.28m x 2.67m) Window to





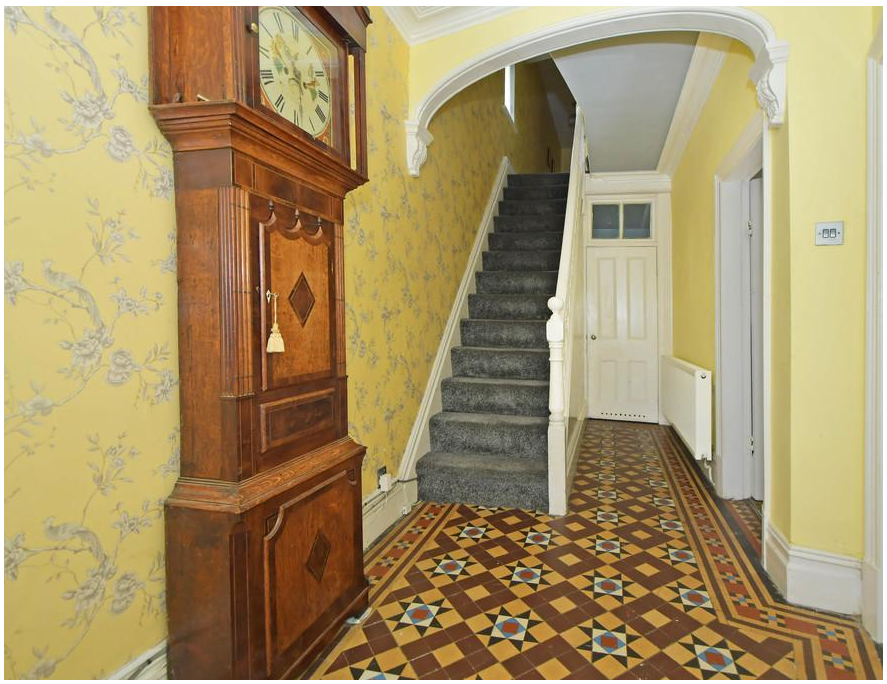
the rear elevation, radiator.

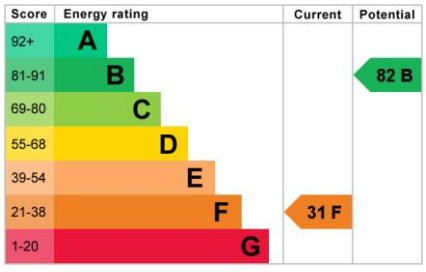
EXTERNAL To the front of the property, there is a forecourt providing an attractive approach to the home.

To the rear, the property benefits from a well-presented and enclosed garden, predominantly laid to lawn and complemented by mature shrubs and planting to the borders. A small patio area provides an ideal space for outdoor seating and entertaining.

AGENTS NOTES Martin and Co are required by law to conduct an Anti Money Laundering check on all buyers of a property. There will be a charge of 54.00 including VAT per person. This is non refundable and payable in advance . This charge covers the cost of the Anti Money laundering and Compliance check.

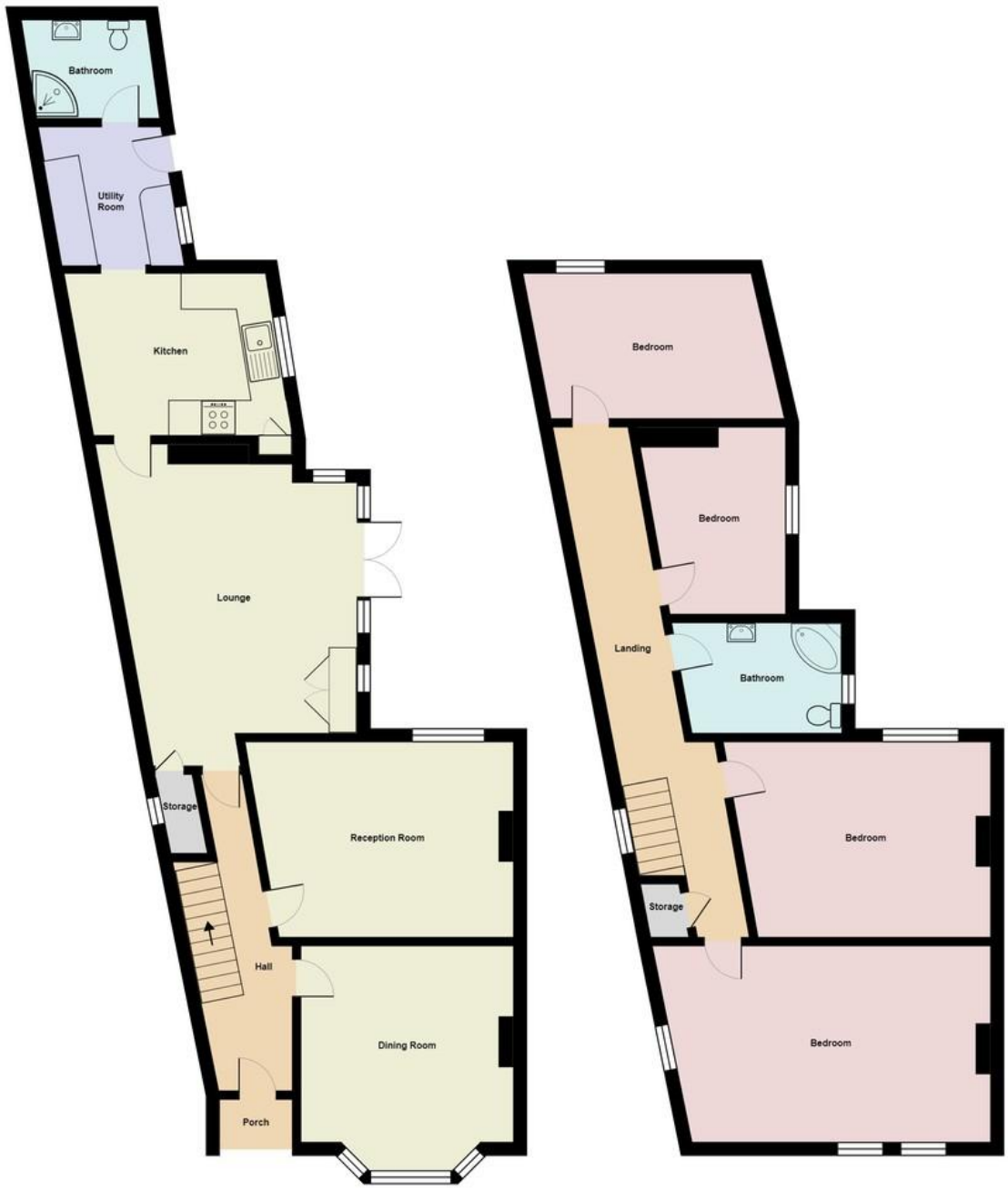









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All measurements are approximate and for display purposes only

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