

STEPHENSON BROWNE

Roberts Avenue, Cross Heath, Newcastle-Under-Lyme

ST5 9EP

2 | 1 | 1 | C

Offers In The Region Of
£140,000

Description

Perfect for first-time buyers, downsizers and investors alike, this well-proportioned two-bedroom mid-town house offers practical accommodation, excellent storage and a highly convenient location close to local amenities. Situated within easy reach of Keele University, Royal Stoke University Hospital, Newcastle town centre and excellent commuter links, the property presents an ideal opportunity for those seeking a home that combines convenience with fantastic potential.

The accommodation is thoughtfully arranged and benefits from an abundance of built-in storage rarely found in similar properties. Upon entering, you are welcomed into the entrance hall which leads through to the comfortable living room, creating an inviting space to relax and unwind. A useful under-stairs storage cupboard provides valuable additional space and helps keep everyday living organised.

To the rear of the property is a spacious kitchen/diner, offering plenty of room for cooking, dining and entertaining. This bright and functional area enjoys a pleasant outlook over the rear garden and provides an excellent setting for modern living. Beyond the kitchen is a useful rear section incorporating a storage cupboard and separate ground floor W.C. Accessible from the rear garden is a dedicated boiler room, ideal for storing tools, gardening equipment and outdoor items.

The first floor comprises two generous double bedrooms. The principal bedroom benefits from its own built-in storage cupboard, while the second bedroom provides flexible accommodation. Completing the first floor is a spacious bathroom. Externally, the property benefits from off-road parking to the front and an enclosed rear garden with a useful garden shed.

Agent note- The property is currently tenanted, however the tenant has advised they intend to vacate in February 2027. The property is therefore expected to be sold with vacant possession, subject to the tenant formally ending their tenancy.













Room Descriptions

Ground Floor

Entrance Way
2'11" x 3'5"

Living Room
14'5" x 11'7"

Kitchen/Diner
9'3" x 14'10"

Storage Cupboard
1'1" x 3'2"

Rear Entrance Way
4'10" x 2'7"

W.C.
2'8" x 4'5"

First Floor

Bedroom One
11'0" x 14'11"

Bedroom Two
8'2" x 12'8"

Bathroom
6'3" x 9'2"

Stephenson Browne AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.











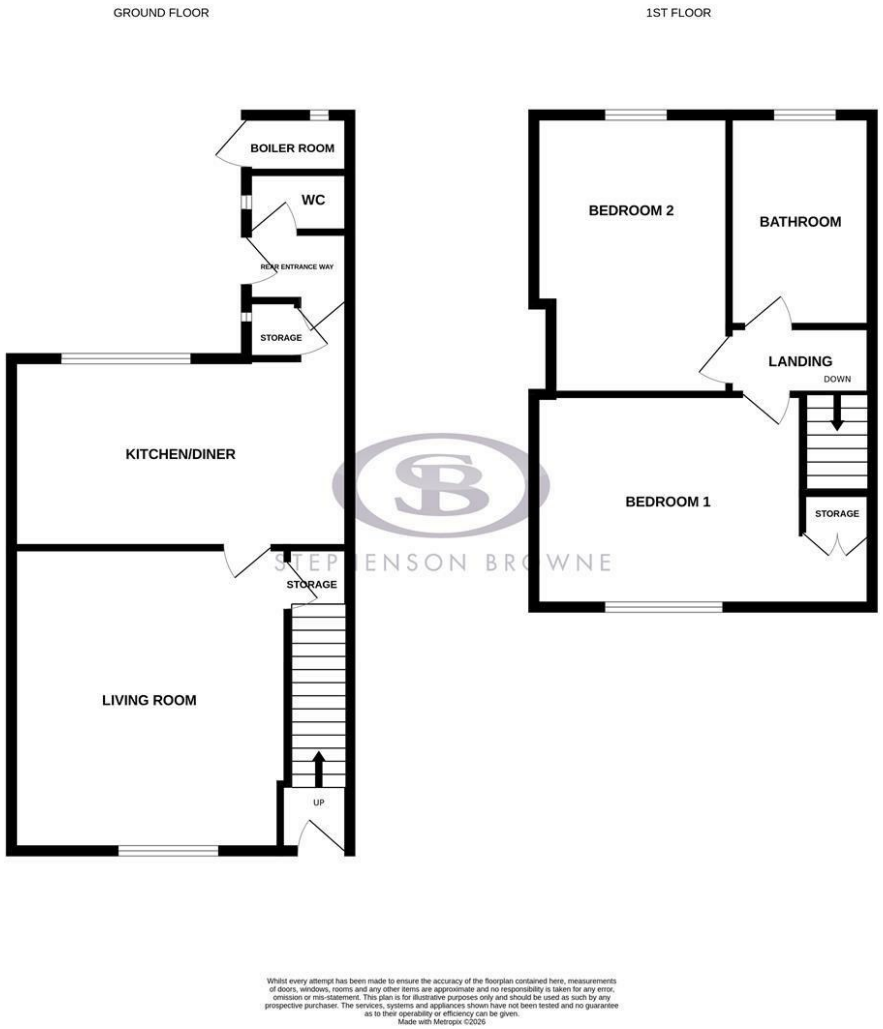








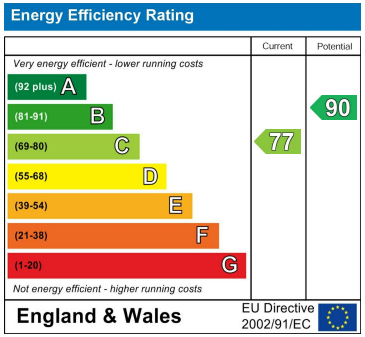
Floorplans

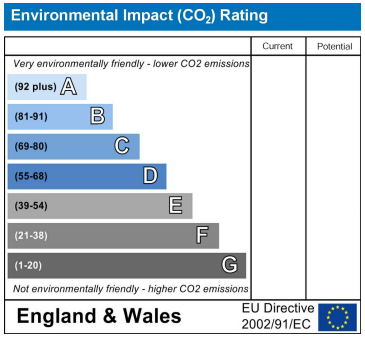


Area Map



EPC Rating





Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64