



34 Clare Street

Basford, Newcastle Under Lyme, Stoke-On-Trent, ST4 6ED

ABC....Easy as one, two, three, as, simple as Do Re Mi, ABC! Well home hunters this purchase could be as simple as ABC! Sold with no upward chain and located in the popular area of Basford, Newcastle-under Lyme, it is ready and waiting for a new owner. The accommodation on offer comprises of a lounge, dining room, kitchen and bathroom to the ground floor. To the first floor you will find two double bedrooms. Externally, the property has a well maintained enclosed rear courtyard. Close to local amenities, schooling and commuter links to the main town centre. Its time to get educated... ABC! Its as easy as 123! Call today to book your viewing.

£99,950

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- SPACIOUS TERRACED PROPERTY
- DOWNSTAIRS BATHROOM
- POPULAR LOCATION
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES AND ROYAL STOKE HOSPITAL
- FITTED KITCHEN
- REAR COURTYARD
- PREVIOUS RENTAL- SOLD WITH NO UPWARD CHAIN

GROUND FLOOR

Dining Room

11'3" x 11'1" (3.44 x 3.39)

UPVC door and window to the front aspect.
Radiator.

Lounge

14'11" x 11'4" (4.56 x 3.46)

UPVC window to the rear aspect. Gas fireplace and radiator. Door to under-stair storage.

Kitchen

12'4" x 6'4" (3.76 x 1.95)

UPVC window to the side aspect. Fitted with a range f wall and base storage units and coordinating worksurface areas. Stainless steel inset sink and drainer. Space for freestanding oven, washing machine and fridge. Partly tiled walls and radiator.

Rear Porch

6'5" x 2'9" (1.98 x 0.86)

Wooden door to the side aspect. Fully tiled walls and radiator.

Bathroom

6'5" x 6'1" (1.98 x 1.87)

UPVC window to the side aspect. Fitted with a suite comprising of bath with shower over head, Low Level WC and wash hand basin. Fully tiled walls, radiator and extractor fan.

FIRST FLOOR

Bedroom One

11'2" x 11'0" (3.42 x 3.36)

UPVC window to the front aspect. Radiator.

Bedroom Two

11'8" x 11'4" (3.57 x 3.46)

UPVC window to the rear aspect, Built wardrobes housing boiler, Radiator. Additional storage cupboard with loft access hatch.

EXTERIOR

The rear of the property is fully enclosed with gate. Paved and shed.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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