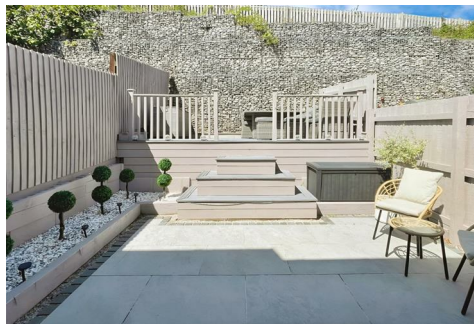




73 Lamphouse Way, Newcastle, ST5 0GA

Asking price £170,000

CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

"Your home should tell the story of who you are and be a collection of what you love." – Nate Berkus

This impressive two bedroom semi detached home is immaculately presented throughout. Boasting open plan living, off road parking, an impressive rear garden, and stylish interiors, this home is the perfect choice for first time buyers or couples in search of a turn key home.

Denise White Estate Agents Comments

Located in a popular and well-established residential area, this beautifully presented two-bedroom semi-detached home offers stylish interiors, a peaceful garden, and true turn-key appeal. Perfectly suited to first-time buyers, professional couples, or those looking to downsize, this home combines modern living with comfort and convenience.

Internally, the property opens with a welcoming entrance porch leading into a bright and spacious open-plan living, kitchen, and dining area. The living space is well proportioned, featuring a large front-facing window and stairs to the first floor. The kitchen is fitted with sleek white units, offering a clean and contemporary feel, while the dining area benefits from French doors that open directly onto the enclosed rear garden, creating a seamless indoor-outdoor flow. There is also a useful downstairs WC with bespoke panelling.

Upstairs, there are two generous double bedrooms. The main bedroom is thoughtfully positioned to the rear, enjoying built-in wardrobes, and the added benefit of a stylish ensuite shower room. A well-appointed main bathroom completes the first-floor accommodation.

Externally, the property enjoys off-road parking for one vehicle and a private, low-maintenance garden to the rear. The outdoor space features a smart tiled patio area, leading to a raised deck—ideal for summer barbecues, entertaining, or simply relaxing in the sun.

This is a superbly maintained and thoughtfully designed home in a sought-after location.

Location

Stoke-on-Trent is a city of creativity and culture in the heart of England. Known as The Potteries, it is the home of world-famous ceramics and pottery factories, where you can learn about the history and craft of this industry, or even try your hand at making your own. Stoke-on-Trent also offers plenty of family fun, with attractions such as the Trentham

Estate, where you can explore the beautiful gardens, shop at the village, or meet the monkeys at the Trentham Monkey Forest. For thrill-seekers, Stoke-on-Trent is close to Alton Towers, the largest amusement park in Britain, with rides, shows, and entertainment for all ages.

Entrance Porch

4'1" x 3'9" (1.25 x 1.16)

Wood effect laminate flooring. Composite door to the front aspect. Wall mounted radiator. Inset spotlight. Access into: –

WC

3'1" x 4'9" (0.96 x 1.45)



Continued wood effect laminate flooring. Low-level WC. Wall mounted wash handbasin. Bespoke panelling. Wall mounted radiator. Extractor fan. Spotlight.

Living Room

10'0" x 15'0" (3.07 x 4.59)



Continued wood effect laminate flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Days to the first floor accommodation. Ceiling light.

Kitchen Diner

8'3" x 13'5" (2.53 x 4.10)



Continued wood effect flooring. Wall mounted radiator. A range of wall base units for laminate worksurfaces above. Integrated stainless steel sink and drainer unit with mixer tap above. Integrated electric oven, electric hob with extractor fan above. French doors to the rear aspect. Are UPVC double glazed window to the rear aspect. Inset spotlights.

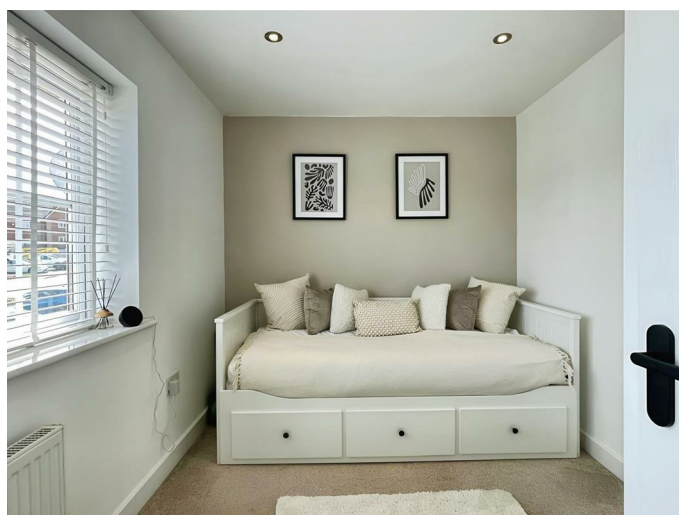
First. Floor Landing



Fitted carpet. Loft access. Inset spotlights.

Bedroom Two

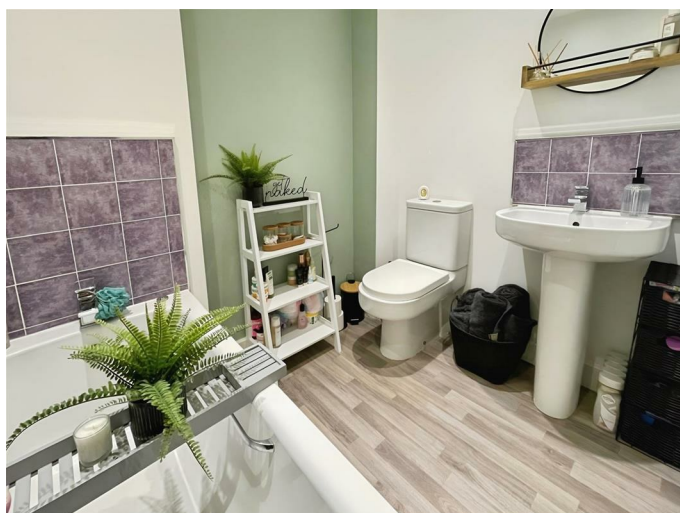
7'11" max x 13'6" max (2.42 max x 4.13 max)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Large storage cupboard. Inset spotlights.

Bathroom

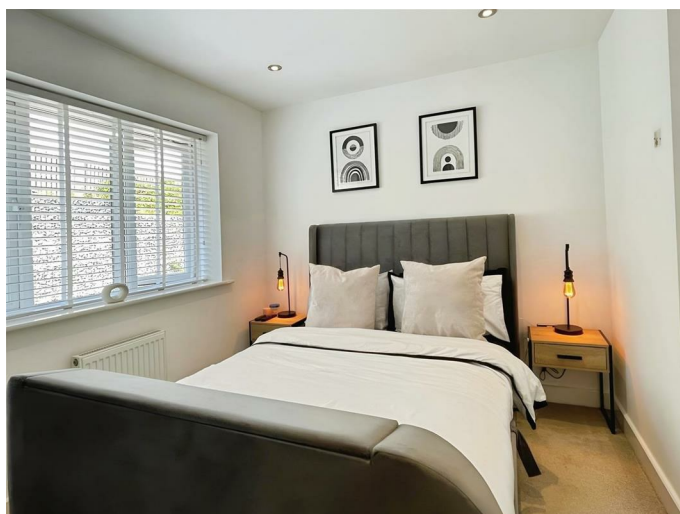
6'0" x 6'10" (1.83 x 2.09)



Wood effect vinyl flooring. Fitted bath. WC. Pedestal style wash and basin. Wall mounted radiator. Extractor fan. Inset spotlights.

Bedroom One

10'2" x 8'9" (3.11 x 2.68)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Fitted wardrobes. Inset spotlights. Access into: –

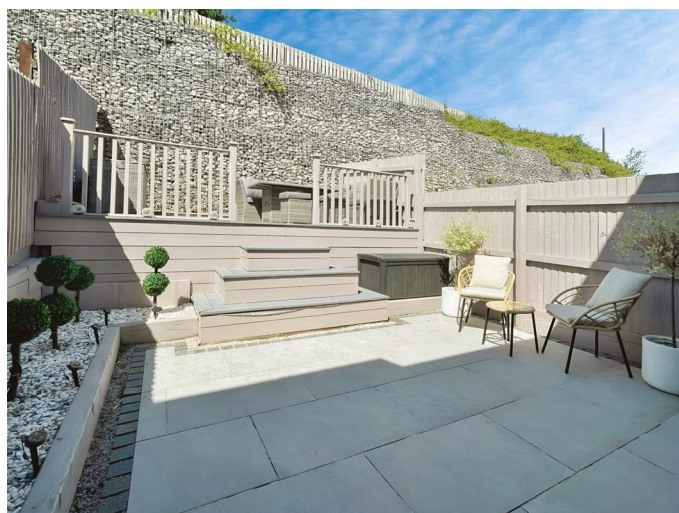
En-suite

4'5" max x 8'2" max (1.36 max x 2.50 max)



Wood effect vinyl flooring. Enclosure with shower. Low-level WC. Pedestal style wash hand basin. Wall mounted radiator. Extractor fan. Inset spotlights.

Outside



Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Newcastle Under-Lyme Band B

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any

services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Require A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

WE WON!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from

the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

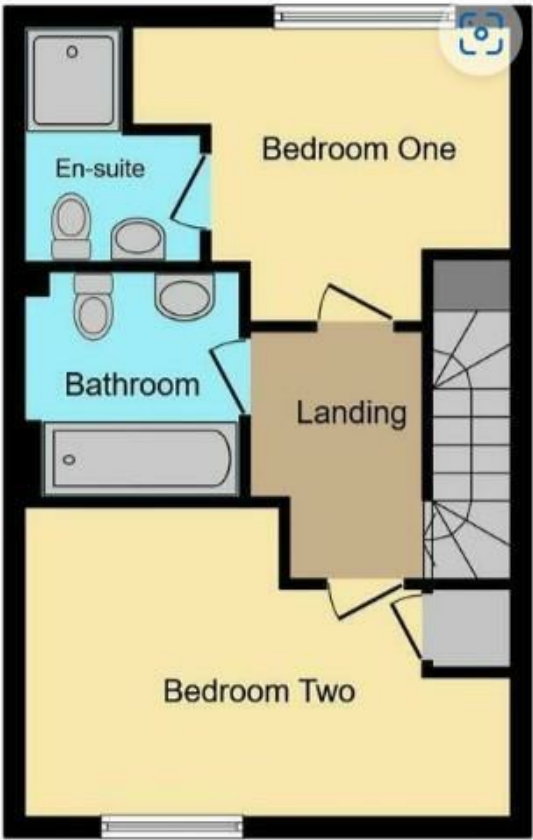
As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Floor Plan

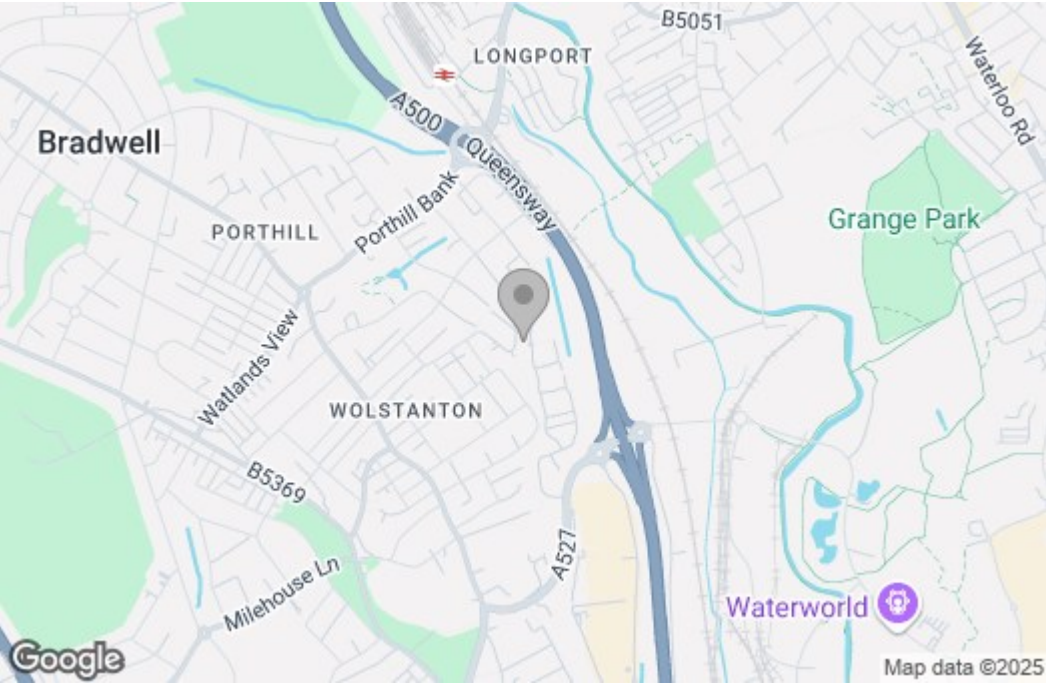


Ground Floor

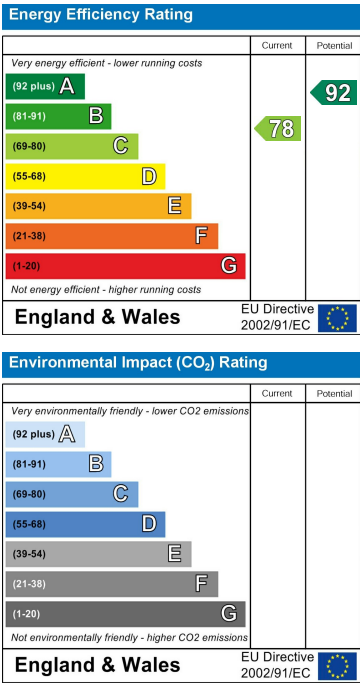


First Floor

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.