



**109 High Street, Newcastle Under Lyme, ST7 8AD**

**Asking price £167,995**

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

"Village life is where the heart finds its rhythm, and the soul finds its home."

A spacious two-bedroom mid-terrace property situated in the peaceful village of Halmer End just a short distance from Newcastle Under Lyme. With stylish and neutral decor, an impressive kitchen diner, and parking to the rear, this charming home is ideal for downsizers or first time buyers.



### Denise White Estate Agents Comments

This spacious two-bedroom mid-terrace property is ideally located in the semi-rural Halmer End, close to Newcastle-under-Lyme and a range of local amenities.

The property benefits from an attractive frontage with a small forecourt, ideal for bin storage. Internally, you are welcomed into a stylish and generously proportioned living room, featuring the staircase to the first floor, useful built-in storage and a large front-facing window that allows in plenty of natural light.

To the rear of the home is a large kitchen diner, perfect for entertaining and everyday living, with direct access to the well-maintained enclosed rear garden. The kitchen is fitted with eye-catching plum-coloured cabinetry complemented by dark worktops, creating a contemporary and inviting space. Additional ground floor accommodation includes a useful utility room and a separate WC.

To the first floor, there is a spacious landing with bespoke panelling, adding character and style. The property offers two double bedrooms, both of which are serviced by a neutrally decorated bathroom.

Externally, the enclosed rear garden is a particularly attractive feature, designed for low maintenance with astroturf, well-stocked borders and gated access to a gravelled parking area.

Overall, this well-presented home is perfectly suited to first-time buyers or downsizers, offering generous living space, stylish interiors and a convenient location.

### Location

Halmer End is a charming semi-rural hamlet set amidst open Staffordshire countryside, offering a peaceful and scenic lifestyle. The area is renowned for its tranquil surroundings, rolling fields, and scenic walking routes, making it ideal for those who appreciate country living. Despite its rural setting, Scot Hay is well connected, with easy access to

Newcastle-under-Lyme, providing a range of shops, schools, and local amenities. The nearby towns and villages also offer excellent commuting links to the wider Staffordshire area, combining the best of countryside serenity with everyday convenience.

### Living Room

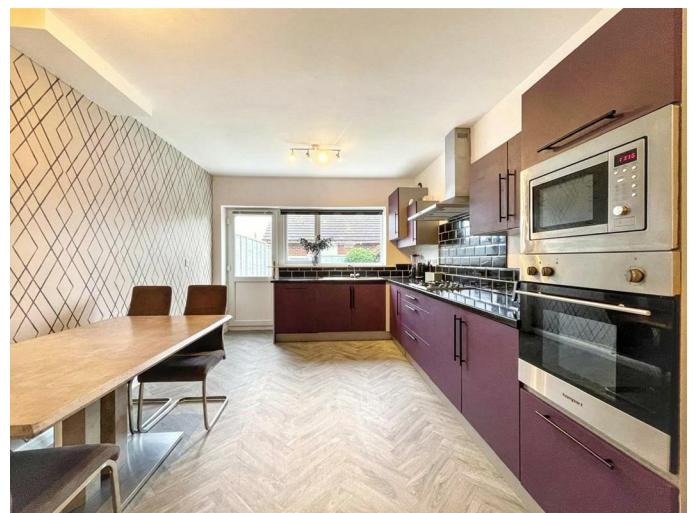
14'6" x 15'0" (4.44 x 4.59 )



Fitted carpet. Wall mounted radiator. Understairs storage cupboard. Stairs to the first floor accommodation. Ceiling light.

### Kitchen Diner

24'8" max x 10'9" (7.52 max x 3.29)

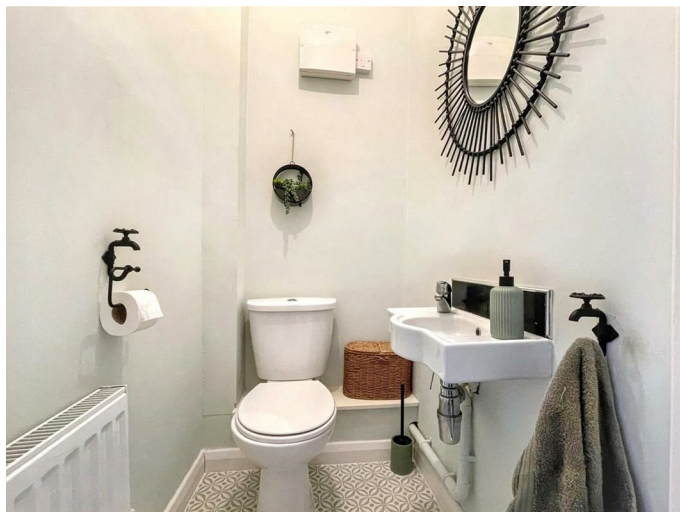


Fitted carpet. Laminate flooring. A range of wall and base units with laminate work tops above. Integrated stainless steel sink and drainer unit with mixer tap above, gas hob with extractor above,

electric oven, and microwave. uPVC double glazed window to the rear aspect. uPVC door to the rear aspect. Wall mounted radiator. Three ceiling lights. Access into:-

### WC

4'7" x 3'4" (1.40 x 1.03)



Vinyl flooring. Wall mounted radiator. Low level WC. Wall mounted wash hand basin. Extractor fan. Ceiling light. Consumer unit.

### Utility

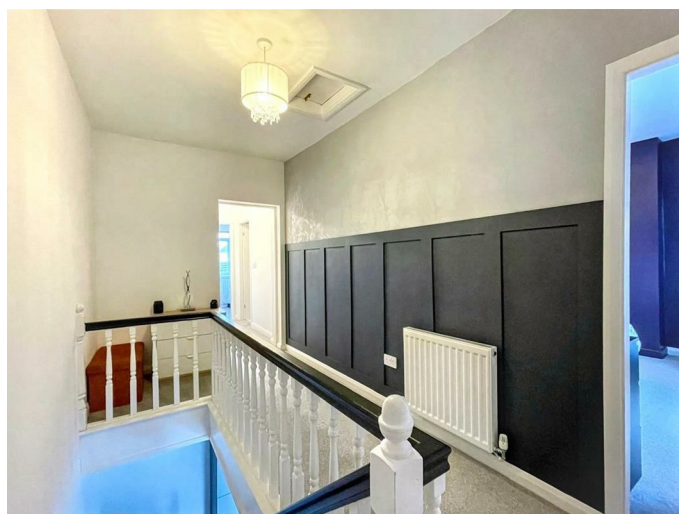
4'5" x 5'3" (1.36 x 1.62 )



Vinyl flooring. Base units with laminate work top above. Integrated stainless steel sink and drainer unit with mixer tap above. Space for washing machine and tumble dryer. Extractor fan. Ceiling light.

### First Floor Landing

6'11" x 14'9" (2.12 x 4.52)



Fitted carpet. Wall mounted radiator. Bespoke panelling. Ceiling light. Loft access.

### Bedroom One

11'3" x 15'0" (3.45 x 4.59 )



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the front aspect.



## Bedroom Two

7'6" x 10'9" (2.29 x 3.30 )



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the rear aspect. Ceiling light.

## Bathroom

7'3" x 7'2" (2.21 x 2.20 )



Vinyl flooring. Low level WC. Pedestal wash hand basin. Fitted bath with shower above and glass shower screen. Wall mounted radiator. Extractor fan. Ceiling light.

## Outside



The property is set back with a small forecourt ideal for bins. To the rear of the home is an enclosed garden which has been lovingly updated by the current owner with well maintained borders, astroturf, and paved stepping stones leading to a rear gate which provides access to a gravelled parking area.

## 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!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 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.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

## Anti-Money Laundering & ID Checks

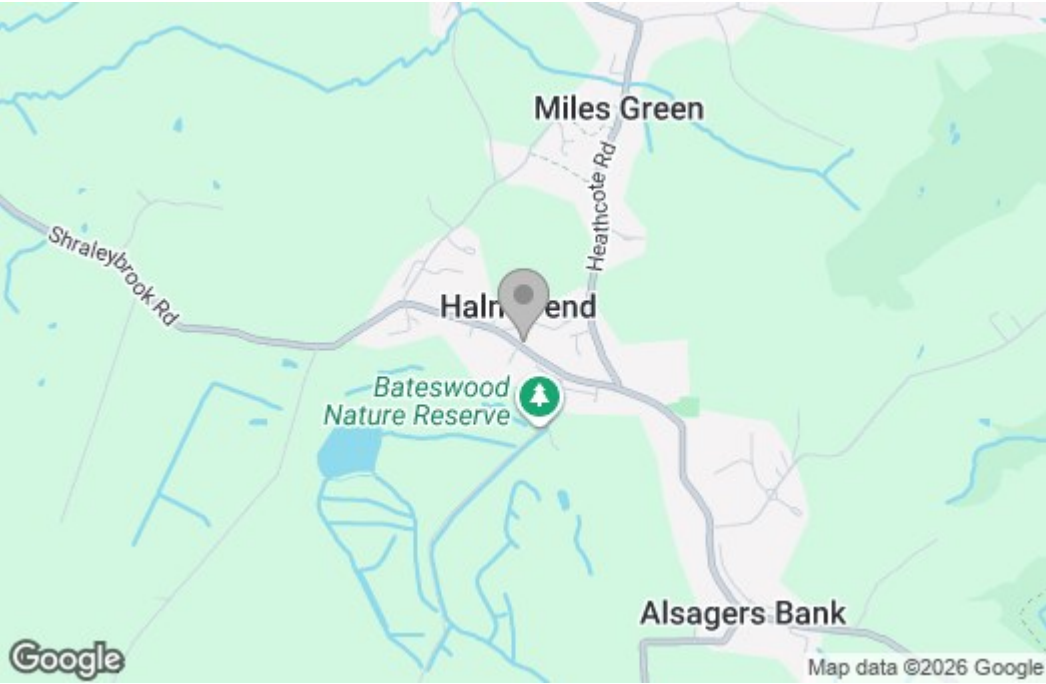
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Floor Plan

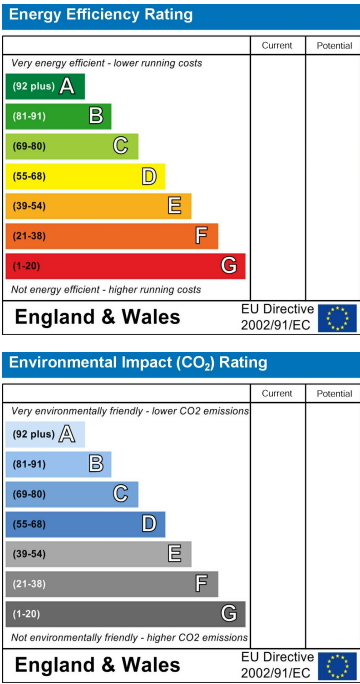


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.