



87 Newcastle Road, Stone

£150,000 Freehold



One bedroom cottage on Newcastle Road, in Stone. Ideal for first time buyers, downsizers, or investors seeking comfort and practicality. • Open-plan kitchen, diner, and living area, cabinets with contrasting worktops, ample storage, integrated oven and electric hob, stainless steel sink and drainer, plus a welcoming breakfast bar. • Spacious yet snug bedroom upstairs with a convenient en-suite bathroom featuring a bath & shower combination, pedestal basin & WC. • Paved courtyard perfect for gatherings or quiet moments. Easy, low-maintenance, and versatile for all seasons. • Newcastle Road, walking distance to Stone town centre, shops, cafes, train station & other convenient amenities.



Follow the Yellow Brick Road to Your Very Own Cottage. Tucked away in the heart of Stone on Newcastle Road, this one-bedroom cottage feels like stepping into a storybook, or perhaps a gentle stroll down the yellow brick road. Perfect for first-time buyers, downsizers or investors, and just a short walk from Stone town centre, with its shops, cafés and local amenities close at hand.

Click your heels and step inside! The open-plan kitchen, diner, and living area welcomes you like a warm Kansas breeze. Perfect for curling up with a book or sharing laughter with loved ones.

Twist, twirl, and explore the kitchen! Cabinets with contrasting worktops hide plenty of storage for your treasures, or perhaps a few enchanted snacks, while generous work surfaces give you room to cook, bake, or mix up a little daily magic. The breakfast bar is ideal for a quick nibble, a cup of tea, or plotting your next adventure. With an integrated oven, electric hob, and gleaming stainless-steel sink and drainer, even everyday chores feel like a whimsical step toward the Emerald City.

Climb the staircase like you're following the yellow brick road! At the top, the bedroom awaits, snug and comforting. It's perfect for curling up under the covers and imagining journeys with the Scarecrow, Tin Man, or Lion. Opening into bathroom, the bath-and-shower combination is perfect for soothing soaks after a day of adventures, or a quick sprinkle under the shower. A pedestal wash hand basin and WC keep things practical.

Step outside into your own Emerald City! A paved courtyard provides the perfect spot for gatherings with friends or pausing to imagine a ruby slipper sparkling at your feet. It's versatile, low-maintenance, ready for your next adventure down the yellow brick road.

Location

Stone is a charming market and canal town situated on the **River Trent**, between the larger towns of **Stafford** and **Stoke-on-Trent**, close to the **A34**, **M6**, and **mainline train stations**, giving easy access to Stafford, Stoke, and beyond.

The town boasts a vibrant **high street** filled with independent shops, cafés, and restaurants, alongside regular **farmers' and craft markets**. Stone is also celebrated for its thriving **food and drink scene**, most notably the annual **Stone Food & Drink Festival**, which showcases local produce and artisan talent.

For leisure and outdoor pursuits, the nearby **Trent and Mersey Canal** provides scenic towpaths for walking and cycling, while **Westbridge Park** and surrounding countryside offer plenty of green space.

With a blend of historic charm, strong community spirit, and convenient access to both rural and urban amenities, Stone offers an attractive place to live, work, and visit in the heart of Staffordshire.



Follow the yellow brick road to this one bedroom cottage, on Newcastle Road in Stone! Open-plan kitchen/diner and living area, welcoming bedroom, bathroom with bath & shower combination, and paved courtyard. Ideal location, just a short walk from stone centre, close to shops, cafes, train station and local amenities. Council Tax band: A

Tenure: Freehold

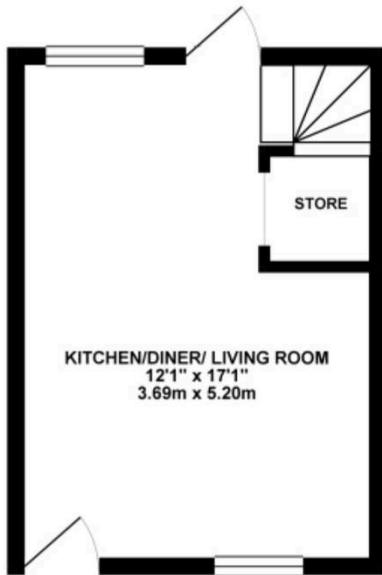
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

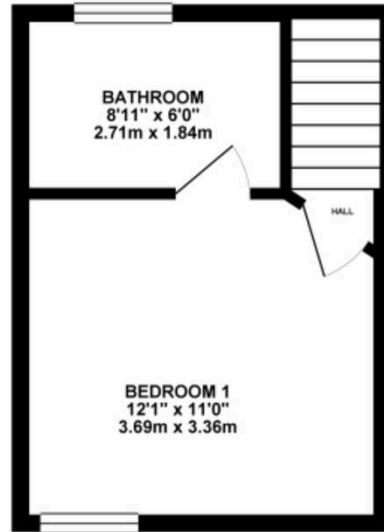


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

GROUND FLOOR 206.86 sq. ft.
(19.22 sq. m.)



1ST FLOOR 206.81 sq. ft.
(19.21 sq. m.)



TOTAL FLOOR AREA : 413.67 sq. ft. (38.43 sq. m.) approx.

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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