



## 14 Leaswood Close, Newcastle

£150,000 Freehold



Three bedroom mid-terraced home offering fantastic potential to make your own, ideal for first time buyers, investors or upsizers. • Spacious living room with a glazed sliding door to the conservatory, sleek fitted kitchen with white cabinetry, oven and grill, induction hob, extractor hood, and space for more! • Three versatile bedrooms, two with built in wardrobes, plus bathroom featuring bath and shower combination, WC and pedestal wash hand basin for practical everyday living. • Additional ground floor reception room with garden access, downstairs WC with vanity wash hand basin, South East facing garden with patio and decking, and gravelled driveway to the front. • Well positioned on Leaswood Close, in Clayton, with nearby schools, excellent commuter links and easy access to Newcastle, offering convenience alongside a lovely residential setting.



As the well-known saying goes, **home is where the heart is**, and here at Leaswood Close, there's plenty to fall for. This well-proportioned three-bedroom mid-terraced property proves that **good things really do come in modest packages**, offering an impressive amount of space and fantastic potential for first-time buyers, investors, or those looking to upsize and **take life by the horns**. Ready for someone to roll up their sleeves and add their own stamp, it presents a wonderful opportunity to create a home truly tailored to your taste and make it your own from top to bottom. Perfectly placed for everyday living, you'll find schools close by and commuter links that make getting from A to B **as easy as pie**, while Newcastle sits within easy reach, truly **the best of both worlds** and a location that **ticks all the right boxes**.

Step inside and this home certainly doesn't **beat around the bush**. To the right, a sleek kitchen awaits, fitted with modern white cabinetry, an oven and grill, induction hob with extractor hood, and space for additional appliances alongside a one-and-a-half sink and drainer. It's a space ready to **cook up a storm**, proving that the kitchen really is **the hub of the home**, where **the proof is in the pudding**. Moving through, the generous living room offers plenty of room to breathe and unwind, a place where you can truly **put your feet up** at the end of the day and **let the world go by**. A glazed sliding door allows natural light to pour in, bringing the outdoors inside and creating a setting perfect for nights in or entertaining alike. These doors lead seamlessly into a glazed conservatory, an ideal spot to enjoy come rain or shine and a space that, with a fresh touch, could really shine. Continuing through the ground floor, an additional versatile reception room offers flexibility and can easily become whatever your heart desires, a snug, home office, playroom or hobby space, benefiting from its own glazed sliding door to the garden. Completing the downstairs is a convenient WC featuring a vanity wash hand basin, ensuring practicality is always **close at hand** and finishing the ground floor just right.

Heading upstairs, you'll find three versatile bedrooms, all well-sized and ready to be refreshed to suit your own style. Whether you're creating peaceful retreats, productive workspaces, or room for a growing family, the foundations are firmly in place. Two of the bedrooms benefit from built-in wardrobes, ensuring storage worries are **kept at bay** and everything has its place, **neat as a pin**. To top it all off, the bathroom features a bath with shower combination, WC and pedestal wash hand basin, offering clear scope to modernise over time and make it your own.

Step outside to the rear and you'll discover a South-East facing garden, perfectly positioned to catch the morning sunshine and enjoy those brighter days ahead. With a combination of patio and decking areas, it's ideal for everything from relaxed morning coffees to evenings spent entertaining, offering an outdoor space that's ready to flourish with a little imagination. To the front, a gravelled driveway provides practical off-road parking, with steps leading down to the entrance.

### Location

Leaswood Close is conveniently located in Clayton, a well-regarded residential area within the Borough of Newcastle-under-Lyme, offering a quieter suburban setting while remaining close to the heart of Newcastle-under-Lyme. Known for its established neighbourhoods and community feel, Clayton is particularly popular with



Three-bed mid-terrace with living room, kitchen, versatile reception, bathroom, WC, South-East garden & driveway. Packed with potential to make your own. Close to schools & Newcastle, ideal for first-time buyers, investors or upsizers.

Council Tax band: A

Tenure: Freehold

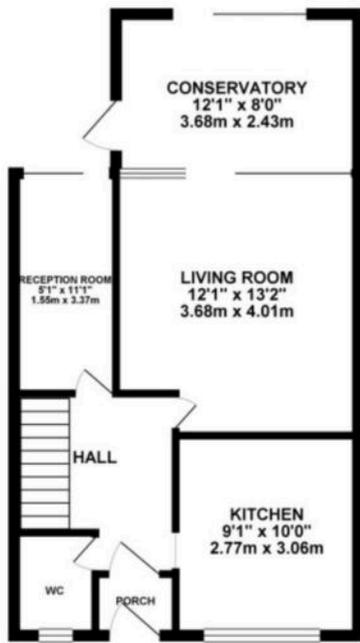
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

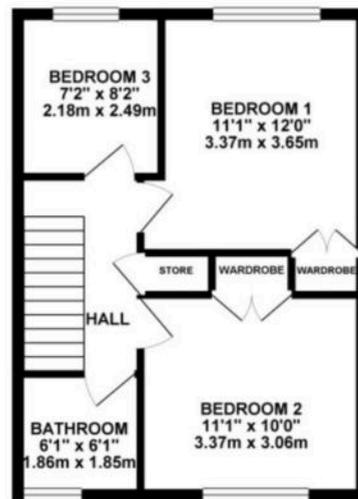




GROUND FLOOR 494.37 sq. ft.  
( 45.93 sq. m. )



1ST FLOOR 413.72 sq. ft.  
( 38.44 sq. m. )



TOTAL FLOOR AREA: 908.09 sq. ft. ( 84.36 sq. m. ) approx.

Without any alteration 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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