



## 31 Rosemary Hill, Newcastle

£230,000 Freehold



Conveniently placed within walking distance of Keele University and nearby Newcastle town centre with its array of shops, supermarkets, eateries, pubs and top-rated schools, plus travel links. • Three spacious bedrooms including a master bedroom with its very own en suite shower room, plus a further double and single bedroom and a modern family bathroom. • Beautifully presented semi-detached home that is ready for you to move straight in and enjoy. This home is set within a small development which has a park and nearby Thistleberry Play Area. • Outside boasts a stunning direct South-facing rear garden with patio seating space and lush grass lawn. Off-road parking to the front on a block-paved driveway. • Bright kitchen/diner with stylish navy shaker-style kitchen offering plenty of room for appliances and a dining area with glazed French doors to the garden



If I only could, I'd make a deal with God...but honestly, you won't need to when you see this charming three-bedroom semi-detached home on Rosemary Hill, perfectly placed within easy reach of Keele University, top-rated Westlands schools, and just a short drive from Newcastle town centre. Much like *running up that hill*, this home elevates your lifestyle with space, comfort, and location that's hard to beat.

Step inside and discover a spacious living room with a bright window, plenty of room to relax, and a convenient under-stairs storage cupboard. The kitchen/diner is the heart of this home, offering a sleek U-shaped shaker-style kitchen with stylish navy cabinetry, contrasting worktops, and a dining space with glazed French doors leading to a South-facing garden. Completing the ground floor is a convenient W/C.

Upstairs is home to three spacious bedrooms, including a master bedroom with its own en suite shower room, a further double and single bedroom, plus a family bathroom with a bath, a sink, and a W/C.

Outside is a true delight with a direct South-facing garden with a patio seating space and lush grass lawn. Convenient side access leads to the front where you will find a block-paved driveway with off-road parking.

### Location

**Newcastle-under-Lyme** is a vibrant and historic market town, situated adjacent to **Stoke-on-Trent**, the town benefits from excellent transport links via the **A34**, **A500**, and nearby **M6 motorway**, as well as convenient rail connections through Stoke station, making it an attractive base for both commuters and families.

A lively **town centre** is home to a mix of independent shops, cafés, and high-street brands, complemented by regular **markets** and a strong sense of community. The area offers a variety of leisure and cultural amenities, including the popular **New Vic Theatre**, the **Brampton Museum**, and several green spaces such as **Brampton Park** and the nearby **Apedale Country Park**.

**The Royal Stoke University Hospital** is located in **Newcastle**, and is one of the largest and most advanced teaching hospitals in the region.

Newcastle-under-Lyme is home to several highly regarded state and independent **primary and secondary schools**, as well as **Newcastle-under-Lyme College**. The town also lies close to **Keele University**, an internationally recognised institution known for its high-quality teaching, research excellence, and beautiful campus.

**Newcastle-under-Lyme** offers an appealing and well-connected environment for residents, students, and visitors alike.



Charming three-bed semi with en suite master bedroom, spacious kitchen/diner, south-facing garden, driveway. Close to Keele University, top schools, and Newcastle town centre. Ideal for families or commuters. Council Tax band: C

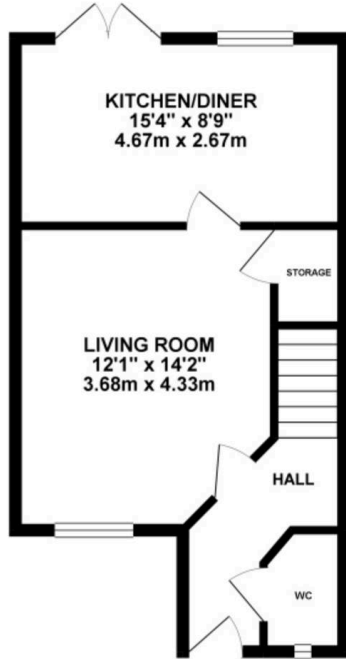
Tenure: Freehold

EPC Energy Efficiency Rating: B

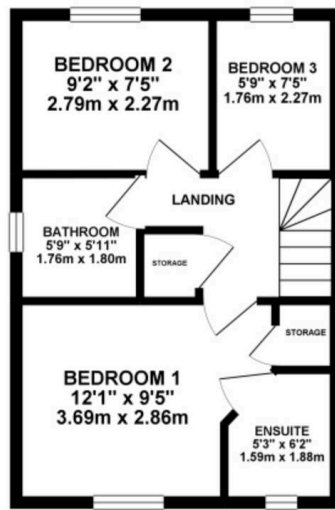
EPC Environmental Impact Rating: B



GROUND FLOOR 394.43 sq. ft.  
( 36.64 sq. m. )

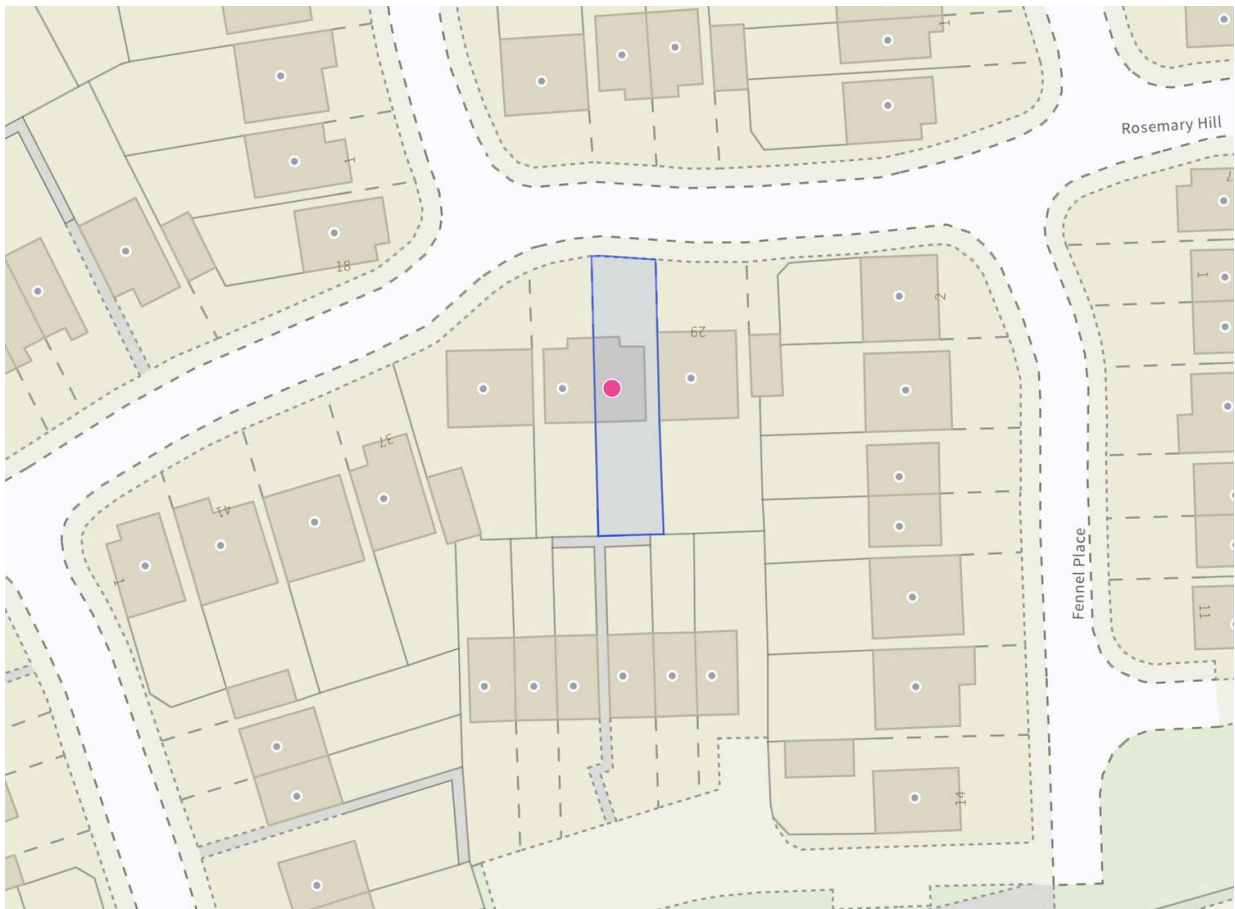


1ST FLOOR 339.62 sq. ft.  
( 31.55 sq. m. )



TOTAL FLOOR AREA : 734.05 sq. ft. ( 68.20 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 misstatement. 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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01785 814917